



**MINUTES OF A REGULAR MEETING OF THE  
STEINER RANCH RESIDENTIAL OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS  
SEPTEMBER 27, 2007**

A regular meeting of the Board of Directors of the **STEINER RANCH RESIDENTIAL OWNERS ASSOCIATION**, a Texas Non-Profit Corporation, was called to order by Director Busker on Thursday September 27, 2007, at 6:10 PM, at the Steiner Ranch Towne Square Community Center, Austin, TX.

**The following Directors were present establishing a quorum:**

Philip Busker, President  
Brian Pellerin, Vice President  
Rob Carruthers  
Dave Marks

**The following Director was absent:**

John Carter

**Also present was:**

Brett Taylor, Executive Director  
Sharon Adams, Community Coordinator

**Acceptance Of Minutes**

The Board reviewed the Minutes of the August 30, 2007 Board of Directors meeting. After a brief discussion a motion was made by Director Carruthers; seconded by Director Pellerin, and passed unanimously, 4/0. It was;

**RESOLVED**, that the minutes of the August 30, 2007, Board of Directors meeting are approved.

**Financial Report**

The Board reviewed the financials for August 2007, provided by Ms. Beverly Dahlem, CPA. Director Marks asked Mr. Taylor if he was able to answer the three questions that came up at the Finance Committee meeting. Mr. Taylor answered the three questions to the satisfaction of the Board.

The Board reviewed the delinquent report. Director Marks stated that it appears as though the "notes" section on the delinquent reports is not being kept current. Mr. Taylor stated he would review all delinquent notes with the accounting assistant to bring the notes current.

The Board reviewed account #5305 and noted the account to be paid current except for the late fees. Mr. Taylor stated that although the Board, in working with Mr. Tagge's representative to bring his account current, made the decision to allow late charges to

continue to accrue each month until January of 2009 that the policy of the Board is not to charge a late fee unless it is against a delinquent assessment. Since the assessments are current on this account it should not be charged additional late fees. The Board discussed and agreed.

Director Pellerin made a motion to amend the Tagge agreement to follow the "Late Fee Policy" to not charge late fees on late fees; seconded by Director Carruthers, and passed unanimously, 4/0. It was;

**RESOLVED**, that Account #5305 will not be charged late fees for the balance of late fees existing on the account per the Late Fee Policy.

### **Committee Reports**

#### **A. Architectural Committee**

The Architectural Modifications Report and the Violation Report were reviewed by the Board.

#### **B. Communications Committee**

Director Carruthers provided a report stating there are currently 1,469 participants on the list serve and the domain name needs to be renewed on a long term basis and contact information updated.

#### **C. Facilities Committee**

There was no Facility Committee meeting in the month of September 2007.

#### **D. Social Committee**

The Board reviewed the Social Committee Minutes from September 2007. The Board will allow the Social Committee limited use of the Community Bulletin Boards. If there are two boards, they are allowed to use one. If there is one board, they can use 2/3<sup>rds</sup> of the board leaving the remainder of the board for homeowner postings. The Board has requested Ms. Adams to inform the Committee that all Community Events are required to have a Chairperson or risk being cancelled.

### **Executive Director Report**

#### **A. Executive Director's Report**

The Board reviewed the report. Mr. Taylor briefed the Board on the activities of the landscape maintenance company, the various projects underway at the Community Centers and Lake Club.

The Board briefly discussed the 2008 Management Fee stating it should be renegotiated. The Board asked Director Busker to consider discussing the issue with the president of the SRMA Board.

#### **B. Action Items List**

The Board reviewed the list and directed Mr. Taylor to add the following Action Items:

- Pull weeds at the entrance of the Valley at Eastridge

- Replace plant material on Steiner Ranch Blvd near Mira Vista
- Schedule a Reserve Study
- Set up a Committee for “Communication”
- Renew Domain Name
- Repair light fixtures around Valley at Eastridge Monument
- Set up a rotating schedule to replace street signs

**Old Business**

**A. Proposed Merger with SRMA**

Mr. Taylor stated the SRMA attorney did not get a scope of work regarding the proposed merger to him prior to the meeting. Mr. Taylor will contact their attorney to try to acquire the scope of work.

Mr. Taylor then updated the Board informing them the SRMA Board has expanded from three to five Directors, adding Tom Stevenson from Taylor Woodrow Home Division and Brian Conroy, Steiner Ranch resident.

**New Business**

**A. Request To List Open Houses on Website**

The Board reviewed a request to add an Open House listing to the website. After a brief discussion, the Board feels there are enough realtor websites that have these listings, but will discuss again with the planning of the new website.

THERE BEING NO FURTHER BUSINESS TO DISCUSS DIRECTOR CARRUTHERS  
 ADJOURNED THE MEETING AT 8:38PM. THE NEXT REGULAR MONTHLY  
 MEETING IS SCHEDULED FOR OCTOBER 25, 2007.

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 Phillip Busker, President

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 Date