



**MINUTES OF A REGULAR MEETING OF THE
STEINER RANCH RESIDENTIAL OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
July 25, 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 July 25, 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
Denise Gehrman-Jimenez, Community Manager

Acceptance Of Minutes

The Board reviewed the Minutes of the June 28, 2007 Board of Directors meeting. After a brief discussion and three minor changes, a motion was made by Director Carruthers; seconded by Director Marks, and passed unanimously, 4/0. It was;

RESOLVED, that the minutes of the June 28, 2007, Board of Directors meeting are approved as amended.

Financial Report

The Board reviewed the financials for June 2007, provided by Ms. Beverly Dahlem, CPA. Mr. Taylor reported on current income/expense variances.

Committee Reports

A. Architectural Committee

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

B. Communications Committee

Director Carruthers provided a report stating there are currently 1,400 participants on the list serve. The website should be changed to include a link for all SRMA documents (directed to "The Declarant" website).

C. Facilities Committee

The Board reviewed the Social Committee Minutes from July 2007

D. Social Committee

The Board reviewed the Social Committee Minutes from July 2007.

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.

Mr. Taylor notified the Board of a proposal from Grounds Control to refurbish the fields at the John Simpson fields. After a brief discussion, a motion was made by Director Carruthers; seconded by Director Carter, and passed unanimously, 3/0. It was;

RESOLVED, that the \$3000 proposal to refurbish the John Simpson fields is approved.

Mr. Taylor updated the board on the Western Rim lawsuit.

B. Action Items List

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

- Investigate why the irrigation was on during heavy rain in median on SRB & John Simpson Blvd.
- Provide bank statements for Certificates of Deposit in Board packets.
- Can facility tag readers be isolated from future lightening storms? Contact manufacturer to review equipment – should be made for outdoor application.
- Obtain scope of work for merger from Bob Burton.

Old Business

A. Reserve & Operating Accounts Maintenance

B. Proposed Merger with SRMA

The SRROA would like to proceed with investigating the merger. All expenses associated will be paid for by SRROA.

New Business

A. Request To Install Walking Path From Beverly's Ridge

The Board reviewed a request from Sendero Homes (developer of Beverly's Ridge) requesting permission to install a trail from the top of the hill down to Steiner Ranch Blvd. After a brief discussion, a motion was made by Director Pellerin; seconded by Director Marks, and passed unanimously, 4/0. It was;

RESOLVED, that the trail installation is approved;

FURTHER RESOLVED, that trail must be built in accordance with current SRMA trail specifications and maintained by the Beverly's Ridge Homeowners Association.

B. Winter Swim Program – SRMA Board Requesting SRROA Opinion

Mr. Taylor stated the SRMA Board was requesting the opinion of the SRROA Board in regards to the proposed winter swim club program. The Board discussed the various aspects of potential impact on the community center, the surrounding homes and the community as a whole.

The Board stated more data was needed to analyze the impact to community such as; swim schedule, dates, times, how many participants, which schools would be included and if there would be any meets? If the program benefits the community with no cost to the SRMA, the Board would recommend approving. Director Pellerin asked the SRMA to make a prompt decision if all the requested information is provided.

Greenbelt Request

Mr. Taylor informed the Board that a homeowner called requesting the Association to treat trees in the greenbelt for termites. The homeowner stated she had a professional exterminator service her trees in her rear yard and the exterminator stated the termites may have come from the greenbelt.

The Board discussed the issue including the possibility that the termites could have come from the homeowner's property into the greenbelt. There are also many insects and wildlife that the Association cannot control in the greenbelts.

Mr. Taylor stated the policy of the Association has been to remove trees from the greenbelt that have fallen onto a homeowner's fence/property but otherwise to allow nature to take its course. The Board agreed with the current policy and denied the homeowner's request to have the greenbelt treated for termites.

Denise Jimenez Resignation

Denise Jimenez announced her upcoming departure as the Community Manager of Steiner Ranch to the Board. Each Board member thanked Denise for her many years, long hours and her obvious dedication to her job and the community. Ms. Jimenez will be spending more time with her children, helping her husband's business, but will also be a contractor for the SRMA reviewing new home construction submittals and making the final inspections when homes are completed.

THERE BEING NO FURTHER BUSINESS TO DISCUSS DIRECTOR CARRUTHERS ADJOURNED THE MEETING AT 8:55PM. THE NEXT REGULAR MONTHLY MEETING IS SCHEDULED FOR AUGUST 27, 2007.

Phillip Busker, President

Date