

RIVER MOUNTAIN RANCH – WIMBERLEY

PROPERTY OWNERS ASSOCIATION

Subject: Minutes for January 2012

Draft: January 13, 2012

Attendance: John Tanzillo, Ron Nielsen, Fred Carney, Margaret Baker, and Wellborn Gregg were present. Al Ohm and Walter Schleyer were absent.

General: The meeting was called to order on 12 January 2012 at 6:05 p.m. by John Tanzillo who conducted the meeting. A copy of the agenda is attached as Exhibit A. Upon motion by John and seconded by Margaret, the Board unanimously approved the minutes from the regular meeting of the Board on 8 December 2011.

President's Report: John stated that the bid we had received a new bid for removal of selected dead trees along roads within RMR to include one on Hermosa Paloma. John asked Ron to discuss the bid from Sanders (see Roads). After the discussion, John stated that he would contact Andy Norton about sharing the cost of the tree on Hermosa Paloma.

John then open discussion of the recommendation to contract with Strateja, 13500 SW Pacific Hwy, Suite 213, Tigard, OR 97223, for electronic voting (permitted by the next Texas Laws effective 1 January 2012) and member surveys as the replacement for Zoomerang. The main difference between the two vendors was that Strateja had the ability to do secure online voting while Zoomerang did not. Additionally, our contract with Zoomerang had expired on 6 January. A short discussion ensued followed by a motion by John that we contract for one year with Strateja in the amount of \$349.00. Fred seconded the motion and the motion passed unanimously.

John then asked the Board members to review the revised new Policies (#1 - Blanco River Park Rules & Regulations, #2 - Obtaining Architectural Approval & Required Construction Deposit, #3 - Board Election Process, #4 - Payment Policy, #5 - Records Retention Policy, and #6 - Records Production Policy) and let him know if any additional changes needed to the documents prior to submission to the attorney for final review. These policies were written to comply with the new Texas Laws pertaining to HOA/POA and are intended to either supplement and/or fill the gap where our Bylaws and/or Covenants & Restrictions do not address these subject areas.

Vice-President & Architectural Control Report: Margaret stated that she was contacting the property owners that had construction deposits with the POA to determine if their construction had been completed.

Treasurer's Report: Fred stated that the present bank balance is \$20,102.64 which includes \$8,500.00 in construction deposits. The current amount of unpaid 2011 assessments was \$1491.22. Fred also stated that the property taxes (roads and water park) for 2011 (\$149.00) had been paid to Hays County.

Secretary's Report: No report available.

Roads Report: Ron provided the bid from Sanders Landscape Services, Wimberley. The total was \$1887.60 which was approximately half of the bid from Bartlett Tree Services that we had previously received. A short discussion ensued. John then made a motion to approve up to \$1900 for Ron to contract with Sanders for the work. Ron seconded the motion and the motion unanimously passed. Sanders had told Ron that he probably would be able to schedule the work during January.

Communications Report: Wellborn stated that we have received 46 ballots through 12 January.

Park Report: No report available.

New Business:

Agenda for Annual POA Members Meeting: John handed out a draft of the proposed agenda for the Annual Meeting. A short discussion ensued. Everyone agreed that we should have a door prize given out at the meeting. John made a motion that we have a \$50 door prize. Fred seconded the motion and the motion passed unanimously. Fred stated that he would bring the door prize to the meeting. Margaret and John will go to Brookshire's on Friday 20 January to get refreshments (cookies and soft drinks) for the meeting. The Community Center will provide coffee.

Adjournment: The meeting adjourned at 7:01 p.m. The next meeting is the Annual POA Members Meeting from 10 AM to noon on 21 January 2012 in the Blanco Room at the Wimberley Community Center.

The next regularly scheduled Board meeting: 6:00 p.m., Thursday, 9 February 2012 in the Cypress Room at the Wimberley Community Center.

Al Ohm
Secretary

Attachments: Exhibit A (Agenda for January meeting)

Exhibit B (Bid from Sanders Landscape Services)