

**River Mountain Ranch – Wimberley**  
**Property Owners Association**

**Subject : Minutes for March 8, 2012**

**Draft: March 27, 2012**

**Attendance:** John Tanzillo, Ron Nielson, Fred Carney, Wellborn Gregg, Jeanne Martin, Bill Powell, Thomas Lentini.

**General:** The meeting was called to order on March 8, 2012 at approximately 6:00 P.M. by John Tanzillo who conducted the meeting. Upon motion by John Tanzillo and seconded by Fred Carney, the Board unanimously approved the minutes from the regular board meeting of February 9, 2012. Property owner James Gerald Martin asked to address the Board concerning his request for variances that relate to Lot 8 of Hermosa Paloma Overlook. It should be noted that on February 18, 2012, Mr. Martin submitted a letter to the ACC seeking variances for the below mentioned issues. A copy of the letter is attached to these minutes. These issues involve a previously built concrete driveway partially placed on a underground utility and setback easement as well as for a bocce ball/horseshoe pit and patio with a stone surface secured by Portland cement, both of which infringe on the property setback easement. Mr. Martin has stated that the ACC had approved his house plans in 2007 and he believes that the location of the driveway was also approved at that time. In 2008 the bocce ball pit / horse shoe pit was constructed with garden timbers and logs. The then current Board members deemed this not to be a structure and therefore stated that it did not violate the C&Rs. However, heavy rains and the slope of the terrain washed out the pit's base materials. Mr. Martin then replaced the timbers and logs with limestone walls that were cemented together. Mr. Martin stated that he had a similar experience with the patio. Mr. Martin stated that he is seeking the variances to become compliant with the C&Rs. After listening to Mr. Martin's presentation, upon motion by Wellborn Greg and seconded by John Tanzillo, the

Board voted unanimously to approve the requested variances. Jeanne Martin secluded herself from the voting. The approval will be followed up with a written letter to that affect by the ACC.

**President's Report:** John stated that he is continuing working on the e-voting project. The system has the ability to weigh votes according to property ownership. John stated that he hopes this will increase property owner participation in voting matters.

John discussed with the board members draft policy revisions to the C&Rs. There was input from the Board concerning the use of wood roofing shingles in new home construction, refining the definition of "modular or prefabricated types of homes .", and types of acceptable fencing . John asked that these matters be further studied by the Architecture Control Committee (ACC).

**Treasurer's Report:** Fred reported that the bank balance as of March 8, 2012 was \$35,433.39. This included \$7,500 in construction deposits. There is also a Certificate of Deposit in the amount of \$10,578.17. Fred reported that one family is two years past due in their POA dues. There was a discussion of filing a lien on the property and it was decided that a lien would be filed against the property.

**Architecture:** Jeanne reported that correspondence continues with Mr. Kennedy. There is still no commitment from Mr. Kennedy to complete his home to be compliant with the C&Rs in regards to the 1800 square foot minimum. The Board discussed a meeting with Mr. Kennedy prior to the next Board meeting to settle this matter. Jeanne also stated there was an inquiry from a lot owner asking if a barn could be built on the property before a home. After discussion the Board decided that the residence must be built first as per the C&Rs that RMR is for residential use only. Jeanne also stated that home plans submitted to the Board for approval will be returned to owner after being held by the Board for four years. Jeanne also stated that the ACC approved three submissions for fences and gates.

**Secretary's Report:** Nothing to report.

**Roads Report:** Ron reported the surveying of road repairs and right of way clearing continues. Ron reported that Sanders Landscape Services submitted a bid of \$2831.40 for ROW clearing and final clean-up and haul off. Jeanne made a motion to contract the services of Sanders Landscape Services. John seconded the motion. The Board voted unanimously in favor of this motion.

**Communications Report:** Nothing to report.

**Vice-President and Parks Report:** Bill reported that the gate remains unlocked at times when there appears to be no one utilizing the park. Bill requested that a message be placed on the RMR website to remind people to lock the gate.

**New Business:** No new items were discussed.

**Adjournment:** The meeting adjourned at approximately 8:00 P.M. The next regularly scheduled Board meeting will be on Thursday, April 12, 2012 in the Cypress Room at the Wimberley Community Center.

Tom Lentini

Secretary of the Board

Tom Lentini

Secretary

