

## **River Mountain Ranch – Wimberley**

### **Property Owners Association**

**Subject: Minutes for Meeting of December 13, 2012      December 27, 2012**

**Attending:** John Tanzillo, Thomas Lentini, Jeanne Martin, Ron Nielson

**Absent:** Fred Carney, Wellborn Gregg, Bill Powell

**General:** The meeting was called to order at approximately 6:00 P.M. by John Tanzillo who conducted the meeting. Upon motion of John Tanzillo and seconded by Ron Nielson, the attending Board members unanimously approved the minutes from the regular board meeting of November 8, 2012. POA member Curtis Christian was in attendance at this meeting.

**President's Report:** Concerning the Nominating Letter for the Board Election, John stated that to date there were three nominations for the upcoming three Board positions. The three nominees were David Agee, Curtis Christian and Bruce Calkins. John stated that the mail out concerning current C&Rs, the final draft of the new Bylaws and the final draft of the new C&Rs drew no additional comments since the last board meeting. John stated that the RMR POA website Dreamweaver software was updated to the latest version. John stated that he would like to do the open voting one of two ways. A mailed out written ballot and/or use the e-vote website. After a short discussion the matter was tabled to the next meeting.

**Treasurer's Report:** Fred knowing in advance that he was going to miss this meeting requested the following be incorporated into the minutes. Fred supplied a digital report to the Secretary of the Board on December 12, 2012.

On or about December 6, 2012, I had a telephone conversation with Gregg Germer concerning the \$500 construction deposit made by the Strobel Construction Company that the POA has been holding pursuant to the Germer home construction project.

During the course of that conversation I advised Mr. Germer that I had been contacted by David Junkin, the attorney of record for Strobel Construction during the arbitration proceeding between the Germers and Strobel, and that Mr. Junkin advised me that the deposit should be returned to the Strobel Construction Company absent any claims by the POA on that deposit.

I have advised Mr. Junkin that the POA has no such claims, and that the deposit will be returned forthwith. Accordingly, I wrote a \$500 check on December 10, 2012, payable to the Strobel Construction Company and that check was mailed at the Wimberley Post Office on December 12, 2012. There are no further issues of concern to the POA pursuant to the Germer home construction project at this time. I'm not anticipating any problems with the Germer's as he well understood our position.

Fred Carney  
Treasurer, RMR POA

The digital report also stated :

A construction deposit of \$500 has been returned to the Galassini's  
Our roads tax bill has been paid to the county \$515.72  
Our cash on hand including the CD as of Dec 12 is \$32,398.19. This number also includes \$9000 of construction deposits, so our spendable net is \$23,398.19  
That we have two remaining construction deposits (Rabb and Immel) to sort out, and he will try to do so before year end.

**Architecture's Report:** Jeanne reported that the following projects were approved:

Inspected pool at Gina Haser's, 575 E Winding Trail. Requested Fred Carney refund their \$1000 construction deposit.

Inspected concrete pour at Skile's residence at 1146 Water Park Cove. They added a wine cellar basement to their shop, keeping the same footprint.

Approved a new pool for the Frank's at 1200 Windmill Run.

Inspected concrete pour at Mark Chelette's home, 250 Mount View.

Discussed a variance for proposed boat storage and workshop with Tom Jordan at 850 Bluff View. Regarding his request for a variance, the RMR BOD discussed his request and decided not to grant it at this meeting based on the available information. The ACC would meet with Mr. Jordan at a later time to further discuss his request.

Inspected concrete pour for the Hess pool at 1211 Windmill Run.

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

**Roads Report:** Nothing to report

**Communication Report:** No Report

**Parks Report:** No report.

**Firewise / Neighborhood Watch Report:** No report

**New Business:** John stated that a DADA mail upgrade version to Pro Version is needed for a cost of \$100.00 dollars. Tom made a motion that \$100.00 be spent to purchase the software. The motion was seconded by Jeanne and all present voted in favor of the motion. John also stated that in February 2013 the e-voting website provided will need to be renewed at a cost of \$249.00. Ron made a motion for \$249.00 be spent to renew the Votehoanow.com software package. Jeanne seconded the motion and all present voted in favor of the motion.

**Adjournment:** The meeting adjourned at approximately 7:30 PM. The Board will next meet on January 10, 2013 at the Wimberley Community Center.

Thomas Lentini

Secretary of the Board