

River Mountain Ranch – Wimberley, TX
Property Owners Association

Subject: Minutes of February 21, 2013 Board Meeting

Date of Minutes- February 27, 2013

Attendance: Thomas Lentini (President), Bill Powell (Vice President), Fred Carney (Treasurer), Bruce Calkins (Secretary), Jeanne Martin (Architecture), David Agee (Roads), Curtis Christian (Communications)

General: Tom Lentini (President) called the meeting to order with a roll call. ALL present.

Curtis stated that it is his understanding that all of the present officers must be nominated and duly elected by the present board as a first order of business...these positions were merely "agreed to" at the previous "annual" meeting which was held on January 26, 2013. Receiving no disagreement on this point, Curtis made a motion that the board immediately nominate and elect officers for the new board of RMR. Tom seconded the motion and indicated that each member present shall submit their secret ballots to the secretary. This action was performed and after counting the ballots, Bruce (secretary) announced the results, making the present board "official". (See titles above at attendance). Following this action, Fred pointed out that it would be necessary for Tom, the newly elected president, to proceed to the bank in order to sign a new signature card for their files. Tom and Fred agreed to get together as soon as they received the official minutes from this meeting, so that they could present the minutes to the bank representative along with their ID's.

Tom noted that there were NO general members from RMR present other than board members. Tom then asked if everyone present had read the minutes to the previous annual meeting...to which all present confirmed. Bill made a motion to approve those official minutes...Jeanne seconded the motion, to which all remaining board members voted in favor. Tom asked if there was any old business to address. Tom asked Curtis if he had been able to meet with Wellborn in order to transition communication procedures and the database. Curtis asked how the board would like him to proceed to repair the database, citing that various names were missing on the database, also incorrect mailing/address information. After much discussion, it was agreed that Curtis will work closely with Helen to make as many corrections as he can. Curtis stated that he was confident that he could bring it up to date with Helen's assistance.

Jeanne asked if there was any way to cut publishing costs of the directory/database. Fred and Curtis suggest that we discontinue printing the directory on paper and move it to a searchable PDF that could be sent out to property owners via e-mail. All present were in agreement of this idea as one way to cut costs.

Discussion concerning the length of time that a general membership vote takes on a given issue. There seemed not a general agreement that this process would be shortened simply because we have a lot of absentee property owners (and to quote Fred, “a significant number of apathetic property owners who live here”). Shortening the voting time before obtaining at least the number of votes, yea or nay, is still an open issue.

Tom stated that the board must vote to approve or disapprove **RMR Policy #3 – Board Election Process**. If approved then a decision would have to be made to determine if the document was to be used as an internal document for guidance. The alternative would be to file it with Hays County which would make it an enforceable policy. Curtis asked that a vote be delayed so that new members of the board could review Policy #3. It was agreed to delay the vote.

Tom brought up the subject of voting on the new revision to the By-Laws and C&Rs, at which time Curtis interjected that he felt that the board should discuss each and every point in the by-laws and restrictions because so much had changed. A general discussion ensued about just how much had actually changed...Tom suggested to Curtis that he bring specific points of contention to the next meeting to discuss, and if possible, send out to each board member a preview of these points before the that meeting. Bill made a motion to get comments in for C&Rs and RMR bylaws for next meeting. Fred Seconded...6 yea, 1 no vote.

A general discussion opened up on the continued need for “Firewise” and Neighborhood Watch. Curtis commented that he felt that neither program is necessary. The discussion ended without any final decisions, but there was definitely a lack of enthusiasm to continue them. Jeanne stated that she had put in quite a bit of work on these and was reluctant to give up on them completely. Tom questioned how we would “undo” a program already in place if we chose to do so. The question of costs came up; Curtis suggested we budget \$0 for these programs.

Bill made a motion to allocate \$0 to both programs, it was seconded by Tom, and vote was 6 yea, 1 no vote...Jeanne wanted to communicate to members that we are still able to remain active on both of these programs .

There was the subject of main intersections that do not have “rock signage” for roads. Jeanne asked if we should budget for them and Tom offered that he would obtain a current bid to construct these signs from Doug Sanders.

Treasurer's Report: Fred -

7:07 PM
02/20/13
Cash Basis

River Mountain Ranch POA
Balance Sheet
As of January 31, 2013

	<u>Jan 31, 13</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking #0275304152	16,079.94
Wells Fargo C.D. 09/15/2011	10,582.58
Total Checking/Savings	26,662.52
Accounts Receivable	
Assessments Receivable	-9.00
Total Accounts Receivable	-9.00
Total Current Assets	26,653.52
Fixed Assets	
Fire Protection Water Tank	11,750.10
Total Fixed Assets	11,750.10
TOTAL ASSETS	<u>38,403.62</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposits Payable	5,000.00
Total Other Current Liabilities	5,000.00
Total Current Liabilities	5,000.00
Total Liabilities	5,000.00
Equity	
Retained Earnings	33,173.04
Net Income	230.58
Total Equity	33,403.62
TOTAL LIABILITIES & EQUITY	<u>38,403.62</u>

Architectural Report: Jeanne -

March 14, 2013 ACC Report for RMR BOA Meeting

Submitted by Jeanne B. Martin , ACC Chair

Report of ACC Activity

Since the last RMR BOD meeting on February 21, 2013, the following actions have been taken by the RMR ACC.

- 2/15/2013. Tried to find out what projects under construction might have been pouring concrete, as there was a concrete spill on River Mountain Road. Did not see any recent pours. Report this to David Agee.
- 2/22/2013. Walked the Thacker's lot (2250 Windmill Run, Lot 500) and watched the foundation pour by D & J Concrete. No spills on roads seen.
- 2/24/2013. Revised the ACC approval letter for construction in RMR to include David Agee's contact information; reference to the Hays County Development Service Department for land modifications; and reference to the United States Postal Service website for placement of street mailboxes. (Attached.)
- 2/25/2013. Sent approved information to John Tanzillo requesting that he add information pertaining to the Hays County Development Service Department requirement for notification re. any land modifications and reference to the United States Postal Service website for placement of street mailboxes to the RMR ACC section of the Frequently Asked Questions (FAQs) on the RMR website.
- 2/25/2013. Met Tom Lentini at the Haser's to observe the burning of two very large burn piles of trees during the red flag warning. Talked with Tim Brown, the landscaper hired to do the work. Later spoke with Gina Haser regarding their decision to burn, with red flag warnings, but no burn ban in effect at the time, due to the County Commissioner's Court not having convened.
- 2/28/2013. Met with Debby & Jim Coleman, 5050 Water Park (Lot 626) to discuss the proposed placement of their house and shop on their lot.

Respectfully submitted,

Jeanne B. Martin, RMR ACC Chair.

Roads' Report: David felt that we should consider a "long range" road program, in addition to our regular "patching", citing that not doing so may result in major issues for future and present long term residents. He also questioned the quality of work done in the past. Bill commented that the main focus must be the major roads (ie: RMR road, Windmill Run, etc). David revisits the idea about the possibility of the county taking over maintenance of the main road between the cattle guards, about which a short discussion ensued.

Communications' Report: In addition to earlier discussion about "cleaning up" mistakes and omissions on the current membership list, Curtis' main issue was the high costs of paper products. He suggested we use less expensive products. Tom agreed and gave him the green light to do so.

Parks' Report: Bill reported that roof/covers in the picnic area needed repair and also the park had an infestation of Texas Leaf Cutter ants. Tom will call Doug Sanders to obtain a bid to repair the covers at the park; Tom will also check on pest control (ants) costs for the park; Jeanne questioned the need for keeping park open until 10pm, Curtis was the only member who encouraged that we keep these hours; also the recurring problem with the lock on the gate. Bill and Fred asked if we need a new lock & key or code? Also, do we want to install a light spring on the gate that would at least keep it in the closed position after one has passed through the gate which might discourage some non-member usage. Fred suggested that we invoice Leinneweber Plumbing annually for their "Porta-toilet" service at the park. All agreed.

New Business:

Tom made a motion to set the budget for next year. The budget will remain the same as last year, except for the elimination of the Firewise and Neighborhood Watch funding. It was seconded by Bill, and it passed with unanimous agreement.

Tom stated that John Tanzillo would become a member on the Neighborhood Watch Committee.

Curtis made the observation/question as to why we leave some of these votes (from the general membership) "open" so long, stating that he would like to see the process speed up. This was met with positive approval and a general desire to improve that issue.

Adjournment: Tom made a motion to adjourn the meeting and Bill seconded. The meeting was adjourned at 7:30 pm.

(The next meeting is set for 6:00 pm, Thursday, March 14, 2013)

Signed,

Bruce Calkins

Secretary