

River Mountain Ranch – Wimberley

Property Owners Association

Subject: Minutes for March 14, 2013

April 3, 2013

Attendance: Thomas Lentini, Fred Carney, Bill Powell, David Agee, Curtis Christian.

Absent: Bruce Calkins, Jeanne Martin

Public Comments: The meeting began on March 14, 2013 at approximately 6:00 P.M. by Tom Lentini who conducted the meeting. Four members of the POA, Anna White, Loyal White, Bill Malone and Richard Walker had contacted the President of the Board and had requested to address the Board on matters concerning fire safety.

Ms. White stated that she has lived on Lot 26 for ten years. Ms. White stated her concern was fire safety and the education of new residents to River Mountain Ranch to the dangers of fire. Ms. White wanted to know how new residents were being educated about fire safety. Regarding the February 25 burn of a brush pile during a period when the burn ban was off and a Red Flag Warning was issued, Ms. White asked why a friendly letter under the Board of Directors letterhead couldn't be written to the resident of the property where the burn was conducted expressing the Boards concern about fire safety since the burn was conducted during a Red Flag Warning. Ms. White felt that such a letter would serve as a record if the resident conducted similar acts in the future.

Ms. White stated that the construction of the water tank for use by the fire department, if needed, was a good example of the RMR members coming together for the common good.

Addressing Ms. White's concerns on educating new residents to River Mountain Ranch Bill Powell informed that Firewise Packets are now being handed out to new residents when there is personal contact such as getting their park keys or when they submit their house plans for approval. Mr. Powell stated that attempts to keep current members up to date regarding fire safety are met with negative results as witnessed that few members were interested in the Firewise Packets that were available at the fall Meet Your Neighbor gathering.

Addressing the issue of the letter, Mr. Lentini stated that it would be discussed by the Board.

Mr. Loyal White was also concerned about fire safety education. Mr. White mentioned he thought a letter be should sent to the property owner who was burning brush during a Red Flag Warning explaining to the property owner of the dangers of burning during high winds.

Addressing the issue of a letter being sent to the property owner, Tom Lentini stated that perhaps Mr. White may want to write his own letter to the property owner expressing his concerns.

Mr. Bill Malone was also voiced his concern about fire safety. Mr. Malone stated that he found it "frightening" that a property owner would burn during a Red Flag Warning. Mr. Malone stated that he was also concerned about "prescribed burns" in River Mountain Ranch because of its small acreage lot sizes. Mr. Malone was in favor amending the C&Rs to prohibit extensive bush burning and burning and burning during Red Flag Warnings.

Mr. Richard Walker was the final speaker. Mr. Walker expressed his concerns about fire safety, specifically burning during Red Flag Warnings. Mr. Walker was in favor of sending emails to property owners reminding them to use good judgment during brush burning. Mr. Walker stated that if the Board added fire safety

provisions to the revised C&Rs, he would assist in efforts to get the revised C&Rs passed.

Later in the meeting attorney David Junkin addressed the Board of Directors for issues of concern of the Board members.

Approval of Minutes: Bill Powell made a motion that the minutes for the February 21, 2013 meeting be approved. The motion was seconded by Fred Carney. The minutes were unanimously approved.

Reports and Old Business:

President's Report: Tom Lentini asked if the Board was ready for a motion to approve the revised River Mountain Ranch Policy #3. If the revised edition was passed then the Board would also decide if it was to be adopted as an internal document or filed with Hays County. Curtis stated that upon reading the document he found items he felt the Board needed to be changed for clarity. The Board agreed with Curtis. Curtis stated he would review the document and recommend changes to the document. The changes would be presented at the next Board meeting.

The topic of possible deletions or additions to the latest draft of the C&Rs before they are sent to the general membership for their approval or disapproval was addressed next. The Board decided that no prohibition against burning trash was needed in the C&Rs because it is covered by Hay's County regulations. The Board decided that placing prohibitions against burning thrash during a Red Flag Warning could be placed in the revised edition of the C&Rs. The Board decided that it should further investigate if "prescribed burns" for RMR properties should be included in the revised C&Rs.

Concerning the issue of when a letter from the Board of Directors should be sent to a member for an action he/she has taken it was decided that a letter should only be sent for issues mentioned in the C&Rs.

The Board agreed with Mr. Walker's suggestion that the sending of e-mails to all RMR POA members concerning fire safety was an approach that the Board should adopt.

Treasurer's Report: Fred Carney reported that there was \$25,661 the checking account. There was \$10,582.58 in a C.D. There was a total of \$18,921.72 in outstanding assessments representing 105 individuals.

Architecture's Report: Jeanne Martin submitted the following written report in her absence.

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.
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- 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.
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- 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.)
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- 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.
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- 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.
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- 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.
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Respectfully submitted,

Jeanne B. Martin, RMR ACC Chair.

Secretary's Report: Nothing to report.

Roads Report: David Agee reported that he has been procuring signs and poles to replace those damaged in recent weeks. David stated that he beginning an assessment of what repairs will be needed this year. David stated that he is planning a meeting with Cummings Pavement concerning repairs.

Communication Report: Curtis Christian reported that he can now be emailed using Communications@rivermountainranch.org.

V.P. and Parks Report: Bill Powell reported that the ants are still an issue at the park. Tom reported that he had received two estimates to treat the ant infestation. The lowest estimate came from America's Best Pest Control Inc. Their estimate was for \$420. Tom made a motion that \$500 be approved for treating the ant problem at the park. Fred seconded the motion. A vote was taken and the motion was approved 4-1.

Adjournment: The meeting adjourned at approximately 8:15 P.M. The midyear meeting scheduled Board meeting will be on April 12, 2013 at the Wimberley Community Center.

Thomas Lentini

President of the Board