

River Mountain Ranch - Wimberley

Property Owners Association

Subject: Minutes for April 11, 2013 Board meeting

Attendance: Tom Lentini, Fred Carney, Jeanne Martin, Curtis Christian, David Agee, Bruce Calkins

Absent: Bill Powell

**General:** The meeting was called to order at approximately 6:00 pm by Tom Lentini (president) who conducted the meeting. There were NO "general" POA members present.

**Approval of Minutes:** Tom accepted a motion from Jeanne Martin to approve the minutes from the March 14, 2013 board meeting, which was seconded by Fred Carney. The attending board members unanimously voted to approve the minutes.

**Reports and old business:**

President's report: Tom stated that the "War on Ants" at the river park was on-going...American Pest Control had recently sprayed and there appears to be immediate results.

Discussion on Board election process...??? (my notes sketchy here)

Tom asked Curtis to present his thoughts on improvements and/or deletions to RMR deed restrictions. A lengthy general discussion followed concerning some of the deed restrictions. After a healthy amount of time was devoted to this, Tom decided to continue the discussion at the next board meeting. Although several changes seemed to be agreed upon, NO motions were made to make any changes at this time.

**Treasurer's report:** Fred Carney reported that there was a balance in the checking account of \$41,557.32 (as of EOB 4/10/2013); also the CD was valued at \$10,582.58 (as of 3/31/2013). There was a total of \$10,484 in "outstanding" POA assessments, which represented 62 members.

Fred stated that he would allow time for more members to pay their dues, before he begins to make his first round of phone call "reminders". He hoped that this would make the number of calls much more manageable.

5:50 PM  
04/07/13  
Cash Basis

**River Mountain Ranch POA**  
**Balance Sheet**  
As of March 31, 2013

	<u>Mar 31, 13</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Checking #0275304152	38,209.88
Wells Fargo C.D. 09/15/2011	10,582.58
Total Checking/Savings	<u>48,792.46</u>
Total Current Assets	48,792.46
Fixed Assets	
Fire Protection Water Tank	11,750.10
Total Fixed Assets	<u>11,750.10</u>
<b>TOTAL ASSETS</b>	<b><u>60,542.56</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposits Payable	4,000.00
Total Other Current Liabilities	<u>4,000.00</u>
Total Current Liabilities	<u>4,000.00</u>
Total Liabilities	4,000.00
Equity	
Retained Earnings	33,173.04
Net Income	23,369.52
Total Equity	<u>56,542.56</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>60,542.56</u></b>

**Architectural report:** Jeanne Martin submitted the following written report and briefly discussed some of the current issues.

**April 11, 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 March 14, 2013, the following actions have been taken by the RMR ACC.

- April 3, 2013: Requested \$1000 construction deposit be returned to Sierra Classic Homes for the Armstrong's home at 2051 Windmill Run, Lot 45 RMR, is complete. The driveway was moved to be in compliance with the deed restrictions
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- April 5, 2013: ACC met and approved plans for the Woodward's new home to be built by Craftmaster Homes at 2050 Windmill Run, Lot 60 RMR.
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- April 6, 2013: Spoke with realtor Brenda Safford about the Rabb's semiconstructed home at 7000 Water Park, Lot 626 RMR, and answered questions for a potential buyer regarding the minimum square footage required if the metal framing was to be kept and converted into a garage space with apartment.

Respectfully submitted,

Jeanne B. Martin, RMR ACC Chair.

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

**Roads report:** David Agee presented written cost proposals for comparison sake, one taking the approach of "chip sealing" high traffic roads only, and the other chip sealing ALL roads. Another thought he had was weighing the cost effectiveness of chip sealing the failed edges where necessary ASAP, or waiting until we are financially able

to do an entire section of road and getting the “edges” throughout the neighborhood while the equipment and manpower are present.

David said that he had one bid from Cummings Co., but most agreed that we needed to have at least two bids. He said he would do that.

Tom asked about tree trimming along some of the roadways, to which David replied he would get a “half-day” bid from Doug Sanders.

Jeanne asked about improving a place to stand while opening the gate to the water park. David suggested that that was probably Bill Powell’s area.

No motions were offered.

**Communications report:** Nothing to report

**New Business:** Fred reported that he had tentatively reserved the room for the “General Membership” meeting, which Tom says is tentatively scheduled for July 13, 2013. Tom stated that we should make the date firm by next board meeting, which is set for May 9, 2013.

**Adjournment:** The meeting was adjourned at approximately 7:45 pm.

Bruce Calkins