

Subject: River Mountain Ranch POA Board Meeting Minutes

May 9, 2013 - 6:00 pm

Location: Wimberley Community Center , 14068 RR 12

Call to order (Tom Lentini)

Members NOT present: Bill Powell, Fred Carney

Members present: Tom Lentini, Jeanne Martin, Bruce Calkins, David Agee, Curtis Christian.

No general members present.

Jeanne moved to accept the minutes from the previous board meeting in April.
Tom seconded the motion, and all remaining members voted aye. Motion passed.

Treasurer's Report: Tom read the following Treasurer's report that had been prepared by Fred...

7:17 PM
05/02/13
Cash Basis

River Mountain Ranch POA
Balance Sheet
As of April 30, 2013

	<u>Apr 30, 13</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking #0275304152	40,810.17
Wells Fargo C.D. 09/15/2011	10,582.58
Total Checking/Savings	<u>51,392.75</u>
Total Current Assets	51,392.75
Fixed Assets	
Fire Protection Water Tank	11,750.10
Total Fixed Assets	<u>11,750.10</u>
TOTAL ASSETS	<u>63,142.85</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposits Payable	5,000.00
Total Other Current Liabilities	<u>5,000.00</u>
Total Current Liabilities	<u>5,000.00</u>
Total Liabilities	5,000.00
Equity	
Retained Earnings	33,173.04
Net Income	24,969.81
Total Equity	<u>58,142.85</u>
TOTAL LIABILITIES & EQUITY	<u>63,142.85</u>

Tom stated that he would prefer that Fred contact all members with unpaid balance of annual dues at the end of May. No one disagreed. He'll let Fred know.

Jeanne then read her architectural report, which follows:

May 9, 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 April 11, 2013, the following actions have been taken by the RMR ACC.

- April 12, 2013: ACC met and approved remodeling plans for David Iannelli and Elizabeth Edwards home at 1201 Windmill Run (Lot 31 RMR). Gave \$1000 construction deposit check to Fred Carney for deposit.
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- April 15, 2013: ACC met and approved plans for Marvin Bottera's new deck around his existing spa and a new fence to be built around his vegetable garden at 1001 Windmill Run (Lot 27 RMR). Since no concrete pours will be needed, it was decided by the ACC that a construction deposit was not necessary.
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- April 23, 2013: Wrote email to Dara Quackenbush re the unsightly debris pile behind their home and the falling down fence which needs removal at the corner of their property located at 101 Mount View (Lot 49 RMR). She responded positively about removing the fence and said they would remove the debris pile when they build a new fence in the back. I asked that the concerns be addressed in the next 90 days.
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- April 26, 2013: Received a call from Doug Gibson, 1010 Windmill Run (Lots 25 & 26) about building a garage at his property. Relayed that if it was a separate building, it would not have to meet the 50% masonry requirement.
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- Contacted Thadius Millard with Happy Trails Metal Works, in Blanco, Texas. He has quoted \$547.96 plus tax to make 4 signs to match the current RMR street signs. This includes the steel, aluminum, and bolts. It does not include installation. I propose that we purchase the 4 signs now so they will match the others; install the one onto the rock wall existing at Hermosa Paloma; and hold

the other three until next year's budget that could include constructing the rock walls to hold the signs for Water Park (North), Trail Ridge, and Bluff View Rd.

Respectfully submitted,

Jeanne B. Martin, RMR ACC Chair.

After a short discussion about a new street sign for "HERMOSA PALOMA", a motion was not made to allow purchase until more price shopping could be done.

Roads Report: David reported that Cummings paving Co. is doing some small repairs in RMR. He has received a bid of \$4,500 for a variety of repairs including several "edge failures", some "hot mix" spots, sweeping of gravel off of a few bad spots where road base and rocks have accumulated, and some road striping. David asked that the board approve a total of \$5,000.00 in order to complete the repair of these various issues. Tom moved that the board approve the \$5,000.00 for this, and Jeanne seconded. The voted was unanimous and the motion passed.

Before closing David mentioned that he would like the boards approval for him to approach the county to ask if they would consider officially taking over the road maintenance of RMR road. Although there was unanimous agreement on this, there was some question as to whether the road was considered a "right-away" or an "easement", which would impact the possibility of the county agreeing to do this. David said that he would check into it.

Communications report: Curtis stated that he had received three miscellaneous calls...none were of any great importance.

Presidents report: Tom began discussion of RMR policy #3, annual meeting thoughts, Board election process. Tom will check with David Junkin about board member nominee's background checks. Also, no mail to voluntary members.

Just prior to Tom calling for adjournment, Curtis states that he questions the legitimacy of the inclusion of "Hermosa Paloma" in the RMR subdivision, based on the fact that he does not recall voting on the "HP" acceptance in a general election, which is required. After some discussion, Jeanne said that she would definitely research this issue.

Meeting adjourned approximately 8:15 pm. Next Meeting June 13, 2013.

Bruce Calkins, Secretary, RMR POA