

## MINUTES for June 13, 2013 River Mountain Ranch POA Board Meeting

Board Members in Attendance: Bill Powell, David Agee, Bruce Calkins, Fred Carney, Curtis Christian, Jeanne Martin.

Absent: Tom Lentini

General members present:

Jerry Martin (Lot 8 & 9 HPO), John Tanzillo (Lot 10A) and Mr. & Mrs. Hobbs (Lot 615)

### Approval of Minutes:

Jeanne made a motion to amend the minutes from our board meeting (April 9th), citing a vague point, and felt that it would be fine to end the President's report with a period (.) after the Discussion of Board Policy on Elections (#3).. Fred seconded the motion and the vote was 5 ayes to 1 no. The motion passed. Jeanne also asked that the minutes for the April 9th BOD meeting be amended to include the email from Fred Carney to the BOD which stated (summarized) **that non-political, non-commercial public interest announcements can and should be posted on the RMRPOA website if requested by a member. Jeannes motion was seconded by Fred and approved with 4 ayes and 1 no vote.**

### Reports and Old business:

Presidents report: Tom Lentini not present. No report given.

Treasurer's report: Fred Carney

Cash balance as of end of business 6/12/2013 \$43,294.41

Net spendable cash as of now \$38,294.41

Outstanding assessments

19 households totaling \$2,969.00

Architectural report: Jeanne Martin

June 13, 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 May 9, 2013, the following actions have been taken by the RMR ACC.

- Reviewed RMR Secretarial files for information pertaining to the annexation of Hermosa Paloma Overlook by River Mountain Ranch with my husband, Jerry Martin. Jerry prepared a summary of our findings and this was sent to Tom Lentini, President of RMR POA on May 13, 2013.
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- May 10, 2013: Contacted Carey Whitten with Tex Star and Doug Sanders regarding a bid to construct 3 rock monument walls for street sign placement at Trail Ridge, Bluff View and Water Park Rd. (North). I also called Tim Brown for an estimate, but he did not do this type of rock work.
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- May 18, 2013: Spoke with Chrissy Neal who owns 300 Lone Man Overlook, Lot 512, about her questions regarding a proposed garage and other out structures. She is meeting with her builder and will be submitting plans soon.
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- May 24, 2013: Emailed Scott Woodward information needed from him to request a variance for his proposed driveway at his home under construction at 2050 Windmill Run, Lot 60.
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- May 28, 2013: ACC approved Scott Woodward's request for a variance as stated above, and will make a motion that the RMR BOD approve this request at the June 13, 2013 RMR BOD meeting.
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- May 30, 2014: Received Doug Sander's bid for building rock monuments. \$1000 each if do 3 at once; \$1300 each if build them at different times. \$3000 – \$3900.
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- June 1, 2013: Received 2 phone calls reporting a fire on Water Park at the Byers, Lot 210 that was left burning unattended after dark on Friday night, May 31<sup>st</sup>. The Mazzarella's tried to put it out with buckets of water to no avail, then called WVFD. The Germer's tried to assist as well. They were very concerned about the potential for a wildland fire resulting from this incident if Molly had not been driving by at the time. Shared this with the ACC meeting on June 2<sup>nd</sup> and Tommy Lentini called Diane Byer to request that she follow the county guidelines on "Allowable Outdoor Burning" as posted on the RMR Website. Propose an Action Plan to occur in RMR when a Resident sees a potentially hazardous fire in RMR that might be in violation of the published "Allowable Outdoor Burning" practices of Hays County and State of Texas.
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- June 2, 2013: Received Abel Garcia's bid for building rock monuments. \$600 each or \$1800 for all three. \*\*\*\*\* (Low bid. ) Done extensive work for the Krov's.
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- June 2, 2013: ACC met to review Grant Williams plans for his home to be built on Lot 504 Windmill Run. It was tabled as we need to request 2 sets of full size architectural plans for review, the plat with the home drawn on it, and the \$1000 construction deposit fee.
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- June 2, 2013: ACC approved the Neal's addition of a carport and walkway at 300 Lone Man Overlook, Lot 512, RMR.
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- June 2, 2013: Met with Don William and Jenny West to site visit their greenhouse and pool at 900 Windmill Run, Lot 622. All is complete. Requested \$1000 refund be mailed to them.
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- June 3, 2013: Received Carey Whitten, TexStar, bid for building rock monuments. \$3983.14 for all three.
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- June 9, 2012: Met with Ramsey Frank, 1200 Windmill Run, Lot 21. They moved in 2 months ago, and to my knowledge, no construction deposit has been requested by the builder to this date. Contacted Fred Carney re. any refund made to MHI Central Texas LLC. If none made, requested the construction deposit be returned to the builder.
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- June 9, 2013: After receiving several complaints about a trailer parked in the front of their lot, I wrote a letter to Mr. & Mrs. Tidwell, 2350 Windmill Run, Lot 201, requesting they move their camper/trailer to the back 1/3 of their lot in order to comply with the C&Rs.
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- June 9, 2013: Met with Grant Williams when he brought by 2 sets of full size architectural plans for his home on Windmill Run, Lot 504 and received his \$1000 construction deposit. He builder is to call and discuss the placement of the driveway.
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- June 12, 2013: Received Hector Herrera's bid for building rock monuments. \$3000 for all three rock monuments.
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- Recommend that we hire Able Garcia to construct all three rock monuments for \$1800 total, including materials and labor.
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- Received bid for \$770 from Thadius Millard to redo the River Mountain Ranch entrance sign in order to make it more readable. He does not think he can place the aluminum metal behind the sign the way it is installed, and suggested creating a whole new sign to be in the same design as our RMR Street Signs in order for them to be uniform. Would like to present a motion and hold discussion on if we want to move forward on this entrance sign.

Jeanne recapped the efforts that she and Jerry did to verify that Hermosa Paloma Overlook was properly annexed by RMR.

Curtis requested a copy of the summary of the vote concerning the annexation of “Hermosa Paloma” into RMR. Jeanne provided Curtis a copy of the relevant RMR BOD and POA meeting minutes where the annexation of Hermosa Paloma Overlook was discussed. John Tanzillo spoke to the issue stating that there was indeed a successful vote to annex HP, but road maintenance was excluded due to the amount of debris present.

Fred moved to accept the decision of the 2007 board and general membership vote that Hermosa Paloma filings passed. Bill Powell seconded the motion; a vote from the board was 5 ayes, with the 1 dissenting vote from Curtis. The motion passed.

Quoting some bids from sign makers, Jeanne made a motion that the board budget \$2347.96 for 4 signs. After some very constructive discussion, Jeanne tabled her motion and it was agreed that the board would query the general membership at the summer POA meeting, in order to get a better sense of how the general membership feels about the desire vs. the cost for “rock” signage in the neighborhood.

Jeanne also moved to make a variance on the Woodward's lot on Windmill Run, that we accept their application with the condition that their driveway variance (being too close to the fence line) does not extend passed their garage.

Fred seconded the motion, and vote produced all ayes. The motion passed.

Jeanne proposed an “Allowable Outdoor Burning” policy after the second unallowable fire has occurred in RMR. She reported about the most recent fire on Lot 210, located on Water Park. This lot is owned by the Byers, and there was a fire burning unattended after dark, with dead, cut cedar trees nearby. Neighbors tried to extinguish the fire unsuccessfully, and the WVFD had to put it out. Tom Lentini called the Byers on Sunday and discussed RMR concerns about the unattended fire after dark. After a lengthy discussion on the fire issues, Fred moved to table the topic for now... Jeanne will send notes to Dorothy Powell, Firewise Chairperson for RMR, to bring to the Summer POA meeting for discussion and to develop an allowable outdoor burning the policy for the next RMR BOD meeting in Jeanne’s absence.

Jeanne, referring to a letter that she had received from Curtis, stated for the record that she would not be entering Curtis’ property without his permission.

It was collectively agreed by the board members that Bruce would provide Curtis, at his request, the minutes of RMR POA board meetings for the years 2007 and 2008 so that he could study the Hermosa Paloma issue, as he was still questioning it’s validity.

#### Roads report: David Agee

David reported that some pavement repairs were done “for free” by Cummings Construction, on Lone Man Mountain Overlook, and Windmill Run. He said that it would take about \$300 to repair the cattle guard; also that he is getting bids for other jobs; he has requested insurance information from Tim Brown (contractor), and finally that his request to the Hays county to take over RMR road maintenance is still pending, but he is not optimistic.

#### Communications report: Curtis Christian

Curtis reported that he mailed out 216 notices for the membership meeting just today.

Jeanne asked about the new directory, as she would like the members to have a new and updated directory. It was discussed and most agreed that the dilemma is that paper costs would be very high, but the alternative of an “electronic” directory was a definite NO citing privacy issues. Curtis will investigate actual costs of producing a “plain Jane” paper directory. John Tanzillo clarified

that the actual cost of printing a black and white copy of the directory, without pictures, and without the BOD members, would be in the approximately two hundred dollars. The big cost of the mailings of the directory in the past included other items, not just the directory.

Bill moved to require that the directory be printed and the list should be gathered from the bookkeeper's (Helen) list. Jeanne seconded the motion. The subsequent vote was all aye's except for Curtis, who abstained.

Curtis stated that he would like to send out an e-mail to the general membership in order to ask who would like to be included in the directory.

Fred stated that Helen Davidson, the bookkeeper for RMR, would have the correct names and other information for the residents that have released this information. Bill Powell stated that he also had names with information that has been released by members picking up their park keys. He would pass this along to Helen and to Curtis.

Park report: Bill Powell

Bill reported that the park needs mowing. It was agreed that two or three bids for mowing would be beneficial and whoever ends up doing the job, would have to be insured and bonded; and this must be verified by their insurance company, not just a statement from the contractor.

Also, that some of the supports on the palapas above the picnic tables need repair.

Bill also stated that the leaf cutter ants were definitely gone from the park. Jeanne verified this. Fred asked about spraying to defoliate some of the road edges... David said that he would get a bid from D. Sanders. Also, Bill said that he had received a call about using the grills at the park, so it was decided to leave the "Burn Ban" signage up, even though the county ban had been lifted for now.

Secretary's report: Bruce Calkins

Nothing to report.

Jeanne made a motion that the changes to the Bylaws and C & R's, that had been discussed to a great extent over the past three board meetings for this current BOD, as well as the last 3 BOD for RMR, and that the edition with the latest revisions be shared with the members of the RMR BOD and that they be presented as "new business" to be voted on at the next board meeting in July, 2013. Fred stated that he adamantly supports this idea and seconded the motion. The motion passed 5 ayes to 1 nay.

Bill made the suggestion that we change our meetings from monthly to quarterly... some discussion ensued on this topic, with Jeanne being the most vocal to keep the monthly schedule. No motion was made to vote on.

Jeanne made the motion to adjourn. Bill seconded, and all voted to adjourn. It was approximately 9:00 pm.

Respectfully, Bruce Calkins (Secretary)