

Minutes of RMR - BOD July 11, 2013 meeting

Call to order (approx. 6:00pm by Tom Lentini)

Attendance...Tom Lentini, Bill Powell, Fred Carney, Curtis Christian, Bruce Calkins, David Agee.

Not in attendance...Jeanne Martin

Also, no general members were present.

Approval of Minutes from June 13, 2013 BOD meeting...Fred made a motion to accept the minutes, and Bill seconded. The vote was 6 ayes. Approved.

Reports and Old business...

After some discussion, it was generally agreed to table the vote on Mrs. Martin's revised "Allowable outdoor burning" policy, to be discussed at a future meeting.

Discussion of the Board election process (Policy #3) followed.

There was discussion of the wording of the requirements for notifying members of upcoming board member elections at the annual meeting. It was agreed to word as follows:

1. *"Notification to general members to inform them of board member elections must be sent out at least 10 days prior to and no more than 60 days prior to the annual meeting."*

2. *Also, it was agreed that the date that the Annual Meeting be held should be on the "third Saturday" in January.*

3. *The last point discussed about Policy #3, resulted in accepting the wording in Texas Property Code #209.00594, as follows: "A person who is a candidate in a property owner's association election or who is otherwise the subject of an association vote, or a person related to that person within the third degree by consanguinity or affinity, may not tabulate or otherwise be given access to the ballots cast in that election or vote except as provided by this section".*

Fred made a motion to accept Policy #3 with the modifications discussed above. Tom seconded. The vote was 5 ayes, & 1 nay. Motion passed.

Discussion of the final revised C & R's followed... It was agreed to change the wording in the first line in section D-3 to read: "RMR currently has a cattle lease with a livestock management company, who will....."

A motion was made by Fred to accept the "amended" By-laws. Tom seconded. The vote was 5 aye and 1 nay. Motion passed.

*(Note: David Agee excused himself from the meeting at this time, hence the change in the total number of votes cast in subsequent motions. Before leaving, David gave a brief review of progress on roads, including his intention to have the cattle guard repaired ASAP).

Motion made by Fred to remove any references to committee chair job descriptions from the proposed by-laws and put into a policy to be developed. Bill seconded, and the vote was 4 ayes, to 1 nay. Motion passed.

Motion made by Tom to remove B-17 from the restated and amended C & R's. Curtis seconded. The vote was 5 ayes and 0 nays.

Motion made by Curtis to remove B-13 from the amended C & R's. Tom Seconded. The vote was 5 ayes and 0 nays.

Motion made by Fred to accept these changes in the C & R's as discussed today and in prior meetings (excepting minor changes, nothing substantive). Bill seconded. The vote was 4 ayes and 1 nay.

Treasurer's report, Fred Carney

6:19 PM
07/08/13
Cash Basis

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

	<u>Jun 30, 13</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking #0275304152	44,903.78
Wells Fargo C.D. 09/15/2011	10,584.77
Total Checking/Savings	<u>55,488.55</u>
Total Current Assets	55,488.55
Fixed Assets	
Fire Protection Water Tank	11,750.10
Total Fixed Assets	<u>11,750.10</u>
TOTAL ASSETS	<u>67,238.65</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposits Payable	6,000.00
Total Other Current Liabilities	<u>6,000.00</u>
Total Current Liabilities	<u>6,000.00</u>
Total Liabilities	6,000.00
Equity	
Retained Earnings	33,173.04
Net Income	28,065.61
Total Equity	<u>61,238.65</u>
TOTAL LIABILITIES & EQUITY	<u>67,238.65</u>

July 11, 2013 ACC Report for RMR BOA Meeting
Submitted by Jeanne B. Martin, ACC Chair
Report of ACC Activity

Unfinished business from the June 13, 2013 RMR BOD meeting pertaining to ACC Report:

- **Made a motion on June 13, 2013 at the RMR BOD meeting to enact a proposed Action Plan related to “Allowable Outdoor Burning” Practices in RMR 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.** This was tabled, as new business. Jeanne will discuss this with Dorothy Powell, RMR Firewise Chairperson. **This will be voted on at the next regularly scheduled meeting of the RMR BOD in July, 2013.** The proposed Action Plan is attached for BOD member review.
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- Discuss **Proposal to have Uniform Signage in RMR** at BOD and POA meeting. The proposed signage plan is attached for BOD member review and **presentation to the RMR Residents at the Summer Meeting for discussion .**

Report: Since the last RMR BOD meeting on June 13, 2013, the following actions have been taken by the RMR ACC.

- June 18, 2013: Called 4 rock monument bidders and explained that the RMR BOD was tabling the request to have the rock monuments and new signage completed until after they have input from the RMR Membership at the Summer meeting on July 13, 2013.
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- June 18, 2013: ACC approved two gates across Bill & Dorothy Powell’s driveway and a stone patio and outdoor kitchen off of the back patio of their home located at 2001 Windmill Run, Lot 44 RMR.
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- June 18, 2013: Notified Scott Woodward that the ACC and RMR BOD had approved the variances requested in their letter dated May 28, 2013 for their new home to be located at 2050 Windmill Run, Lot 60 RMR. A copy of the variance approval letter will be kept on file in perpetuity.

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- June 18, 2013: ACC approved the construction plans for the new home of Dr. and Mrs. Grant Williams on Lot 504 RMR located at the intersection of Windmill Run and Water Park (south). \$1000 construction deposit given to Fred Carney, Treasurer, RMR.
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- June 23, 2013: Completed the updated revisions as presented to the RMR BOD on June 13, 2013. Sent them by email to the RMR BOD for final review before the July 11, 2013 RMR BOD meeting. **The revised Bylaws and C&Rs should be voted on as acceptable by the RMR BOD At the July 11, 2013 BOD meeting and posted on the RMR Website. An announcement should be made at the Summer meeting of RMR POA that the final version is available for review on the RMR Website by the POA membership. The revised Bylaws and C&Rs will be sent out for a vote with the announcement of the Annual Meeting in January, 2014.**
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- June 23, 2013: Emailed Dorothy Powell, RMR Firewise Chairperson re. my proposed "Allowable Outdoor Burning" Action Plan. Asked her to contact me so we could discuss and get her input.
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- June 26, 2013: TC from Molly Mazzarella about fire at the Byers lot (210) on Water Park. It was left unattended, covered with dirt, but she could still see smoke and hear cracking. Advised her to call the WVFD and the Sheriff. Drove by the fire on June 27, 2013 and it was still smoking but did not look as if it would ignite.
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- June 26, 2013: TC to Thadius Millard re. the bid for the 4 metal street signs and the RMR entrance signage. Requested his installation fee. Wrote "Uniform Signage proposal for RMR" to be presented to the RMR Residents at the Summer Meeting on July 13, 2013. (See attached.)
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- June 27, 2013: Picked up plans from Rick and Patricia Skiles's re. the addition of a carport to their garage/shed. ACC met and approved this addition on July 1, 2013.

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- June 27 2013: Mr. & Mrs. Tidwell, 2350 Windmill Run, Lot 201, moved their camper/trailer in compliance with the RMR C&Rs.
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- July 1, 2013: Doug French removed the falling down fence at 101 Mount View (Lot 49).

Respectfully submitted,

Jeanne B. Martin, RMR ACC Chair.

Secretary's report, Bruce Calkins

Bruce noted that Curtis took it upon himself to make back up copies of RMR BOD minutes of meetings going back to 2002, while he was doing some research and in possession of the minutes. Since Tom had this topic on the agenda for this meeting, and Curtis had access to a high speed scanner, he solved the "back-up" issue in advance.

Communication's report, Curtis Christian

Curtis reported that a very minimal number of notices of membership meeting came back to him after the mail out. Mailing list appears to be fairly current.

VP and Parks report, Bill Powell

Bill got everyone's agreement to move forward with grass mowing at the river park. He is working on Palapa repairs, "keys" to gate issue, and broken cattle guard. Also, ant problem seems to be under control.

Tom called for adjournment. Meeting adjourned approx. 8:00 pm.

Respectfully submitted, Bruce Calkins (secretary, RMR BOD)