

River Mountain Ranch
POA Board Meeting
November 14, 2013
Wimberley civic center

Tom Lentini called the meeting to order at approximately 6:05 pm.

Roll call: Board members present...Tom Lentini, Bill Powell, Fred Carney, Charles Christian, Bill Brown, David Agee, & Bruce Calkins.

General members present: Vickie Jacobs, Ron Gainey and his wife.

Tom asked that as is customary we give the floor to the general members first thing.

First to speak was Vicki Jacobs, who read a prepared letter to the board concerning some of the results of the heavy rains at their home that had occurred a couple of weeks previous, in hopes that the board might see fit to use POA fees to help the Jacobs with some drainage improvements.

Ron Gainey's issues were also centered around the heavy rains and consequent flooding. His claim was that there was a large pile of rock on the down side of the culverts which are just a few feet from the Northeast corner of his property. He stated that the immense amount of water which actually came over the road at that spot, was diverted because of the large rocks, forcing the flood water to knock down a portion of his fence. He claimed that the rock pile was a result of the excavation done for the culverts/road work some years back, and left in a location that created this problem. He and his wife were also hoping that they might receive some help from the POA to remedy the situation.

There was some comments and brief discussion concerning these issues, but as Tom correctly stated, the board would put this issue up for discussion on the agenda at the next board meeting.

President's report (Tom Lentini)

Tom stated that he would like to concentrate on the amended C & R's, and By-laws. He said that he would write a cover letter to the general membership that refers to the paragraphs that were changed and why, which was mostly to comply with updated Texas law.

Architectural report (Bill Brown):

~ Approved plans for the Coleman's home at 5050 Waterpark.

~ Approved pool plans for the Armstrong's at 2051 Windmill Run.

~ Communicated with Grant Williams about the location of their water tank at 2400 Windmill Run. Mr Williams is contacting the drilling company to move the tank, so that it is in compliance with the C & R's.

~ E-mailed Dora Quackenbush about the trash pile at their home on Mount View. Have had no reply to date.

~ Talked to Sierra West Superintendent for the home located at 9050 Water Park about their entrance. He did not know if it would be a paved entrance.

~ Answered various questions for a realtor via e-mail for prospective buyers of a home on Trail Ridge Rd.

Treasurer's report (Fred Carney):

Fred brought up the fact that Lynda Morgan, LLP, will be merging with McGinnes & Berger, and asked if anyone had an issue with this...should we continue to use Lynda and her new business arrangement as RMR CPA? All board members agreed to continue to use her services.

Fred stated that he had recently paid road taxes amounting to a little over \$500. He also said that concerning POA dues, there presently remained 9 non-compliant members.

See Balance Sheet below:

3:36 PM
11/10/13
Cash Basis

River Mountain Ranch POA
Balance Sheet
As of October 31, 2013

| | <u>Oct 31, 13</u> |
|---------------------------------------|-------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Checking #0275304152 | 45,956.36 |
| Wells Fargo C.D. 09/15/2011 | 10,586.98 |
| Total Checking/Savings | <u>56,543.34</u> |
| Total Current Assets | 56,543.34 |
| Fixed Assets | |
| Fire Protection Water Tank | 11,750.10 |
| Total Fixed Assets | <u>11,750.10</u> |
| TOTAL ASSETS | <u>68,293.44</u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Construction Deposits Payable | 9,000.00 |
| Total Other Current Liabilities | <u>9,000.00</u> |
| Total Current Liabilities | <u>9,000.00</u> |
| Total Liabilities | 9,000.00 |
| Equity | |
| Retained Earnings | 33,173.04 |
| Net Income | 26,120.40 |
| Total Equity | <u>59,293.44</u> |
| TOTAL LIABILITIES & EQUITY | <u>68,293.44</u> |

Roads report (David Agee):

David stated that he had received bids from Lone Star Construction and Myers Construction to repair multiple road issues mostly as a result of excessive rain in recent weeks. It also included filling existing pot holes and curb erosion. Myers Const. was the low bid and that is who David wants to use. After some discussion, the board felt that \$16,000 should be committed to do road repair and improvement. Fred moved that the board approve \$16,000, Bill P. seconded. Vote to allow was unanimous.

Bill P. asked if David would look into a maintenance contract for road repair, just to see what he might come up with.

David felt that work should start within a few days on the roads.

Park report (Bill Powell):

Bill reported that the flooding had caused quite a mess at the park with downed trees, mud and debris covering walkways, etc. He got a bid from Tim Brown to do clean up. To burn debris on site was the cheapest. Bill suggested allocating \$1600 for the clean up of the park area. Tom made a motion to approve the \$1600 for park clean up; David seconded. Vote to allow was unanimous.

(Bill also mentioned that Dorothy Powell had given her resignation as "Fire Wise" Chairperson).

Communications report (Curtis Christian):

Curtis stated that 216 nomination forms were sent out for RMR BOD election for the next term beginning in January 2014, and he had not received any responses.

Secretary's report (Bruce Calkins): Nothing to report

Tom made a motion to adjourn and Bill P. seconded, at approximately 7:40pm