

## Minutes Dec. 12, 2013 - RMR POA BOD Meeting

Board members present: Tom Lentini, Bill Powell, Fred Carney, Curtis Christian, David Agee, Bill Brown, Bruce Calkins.

General members present: Ron Gainey, Richard Walker

Tom opened the meeting calling for a motion to accept the November minutes from the monthly BOD meeting. Fred moved to accept, Bill P. seconded, and all members aye.

### Old Business:

President's report: Discussion ensued concerning revised C&R's and Bylaws. Fred stated that he did not want to "scrap all of the work" that had been done on the revisions, IF we did not receive the minimum amount of votes.

In discussing the length of time to allow for voting, Curtis and Bill B. felt that 6 months was too long to allow for vote.

Curtis stated that he thought that we should use US postal service ONLY for getting voting ballots to the general membership; and not use electronic ballots.

It was also agreed that the board needed two thirds of general membership participation in the voting process in order to make the ultimate decision legal. All agreed that David Junkin should be contacted about this topic to ask his opinion.

Ultimately it was unanimously agreed to allow six months for the voting process on the revised C&R's and Bylaws; and that we use written (paper) voting ONLY. (No electronic voting).

It was also agreed that voting forms be sent out at least 10 days before the January 18th, 2014 general membership meeting, including a stamped envelope marked "Ballot".

Tom stated that we would send out a packet containing: the revised and restated C&R's and Bylaws, which would also contain explanations as to why these revisions were made; in addition the packet would contain voting forms and return envelope for the member's vote; also a notice of annual meeting on Jan. 18, 2014. He stated that the packet must be mailed out by December 28, 2013 to general membership.

Fred made a motion to set the voting period for revisions starting January 18, to July 31, 2014. Bill P. seconded. The board vote was 5 ayes, to 2 nays. Motions passed.

Fred agreed to contact Helen to make "out bound" mailing labels, and Curtis said that he would make the return address labels and envelopes for voting ballots. Tom asked Bruce if he would put all of these together and mail out packets to members. Bruce agreed to do that.

Second topic on Tom's list was the drainage issue on Lot 645 that was brought to the boards attention at the November meeting soon after the huge amount of rainfall and flooding that had recently occurred. Bill P. pointed out that we could only clean up rocks on the right of way, and not on private property. Other than that, nothing could be done by the POA to improve the situation on Lot 645.

Bill P. made a motion to inspect and clean ditches and culverts in the right of way. Fred seconded and the board vote was unanimous. Motion passed.

Treasurer's report: Fred Carney

7:15 PM  
12/08/13  
Cash Basis

**River Mountain Ranch POA**  
**Balance Sheet**  
As of November 30, 2013

	<u>Nov 30, 13</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Checking #4152	34,395.12
Wells Fargo C.D. 09/15/2011	10,586.98
<b>Total Checking/Savings</b>	<u>44,982.10</u>
<b>Total Current Assets</b>	44,982.10
<b>Fixed Assets</b>	
Fire Protection Water Tank	11,750.10
<b>Total Fixed Assets</b>	<u>11,750.10</u>
<b>TOTAL ASSETS</b>	<b><u>56,732.20</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Construction Deposits Payable	9,000.00
<b>Total Other Current Liabilities</b>	<u>9,000.00</u>
<b>Total Current Liabilities</b>	<u>9,000.00</u>
<b>Total Liabilities</b>	9,000.00
<b>Equity</b>	
Retained Earnings	33,173.04
Net Income	14,559.16
<b>Total Equity</b>	<u>47,732.20</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>56,732.20</u></b>

Treasurer's report con't. -

Total operating account as of EOB 12/13/2013 ~ \$ 34,706.81

Total construction deposits on hand ~ \$ 9,000.00

Net spendable cash in operating account ~ \$ 25,706.81

Available emergency CD funds ~ \$ 10,586.98

Outstanding assessments ~ \$ 1,380.51 (8 households)

Architectural report: Bill Brown

After a brief discussion on the location of the water storage tank on lot 504, Bill P. made a motion to grant a variance to the property owners. Fred seconded the motion and the ensuing vote was unanimous. Motion to grant the variance was passed.

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

Roads report: David Agee

David reported that Myers Construction was scheduled to continue road repairs on the next Wednesday, weather permitting.

David stated that he needed approval from the board to agree to final payment of \$8,640 to be paid to Myers Const. to complete their agreed commitments to the POA.

Bill P. made a motion to approve the amount, and Fred seconded; vote to approve was unanimous. Motion passed.

Communications report: Curtis Christian

Curtis agreed to make labels for return (vote) envelopes and get them to Bruce.

Parks report: Bill Powell

Bill reported that Tim Brown had done a fair amount of clean up at the river park, cleaning up some of the debris left from the recent flooding. He had also decided to leave the large Cypress tree and root ball, since it would take some heavy equipment, at a substantial cost to remove it. He felt that it could actually be an attraction. WIn/Win.

New business:

Dorothy Powell received a report from Steve Meaux concerning possible "hunting activity" at 304 Trail Ridge, which is a vacant lot. Fred agreed to contact owners of that vacant lot in an effort to curtail any possible hunting.

Tom stated that our next meeting would be January 9, 2014.

Tom asked for a motion to adjourn...Bill P. made a motion to adjourn and Curtis seconded. Meeting adjourned approximately 7:30 pm.

Respectfully submitted, Bruce Calkins (secretary)