

River Mountain Ranch – Wimberley
Property Owners Association

Subject: Minutes for Jan. 26, 2013, Annual Meeting

January 26, 2013

Attendance: John Tanzillo, Wellborn Gregg, Jeanne Martin, Bill Powell, Thomas Lentini, Ron Nielsen

General: The meeting began on June 9, 2012 at approximately 10:05 A.M. by John Tanzillo who conducted the meeting. John began the meeting by welcoming and thanking the homeowners attending the meeting. A door prize of \$50.00 was won by an attending homeowner. John also reminded the attending homeowners to pick-up their ACC plans before leaving.

President's Report: John Tanzillo identified the board members who were ending their terms (Wellborn Gregg, Ron Nielson, and himself). Remaining on the board were Tom Lentini, Fred Carney, Jeanne Martin and Bill Powell. John stated that 82 votes were cast for the three new board member positions. Three-quarters those were cast through e-voting. John stated that the e-voting trend will continue at RMR. John reminded everyone that they could view any of the handouts by visiting the RMR website.

Architecture's Report. Jeanne Martin reported that 20 ACC plans (to include 4 house and 6 swimming pools) were submitted to and approved by the ACC in the last 6 months. Jeanne also asked that members pick up their house plans from the rear of the room if they did not pick them up at the July meeting. Any remaining plans will be destroyed.

Treasurer's Report: John reporting for Fred Carney, stated that as of December 31, 2012 there was \$17849.36 in our checking account. The CD was valued at \$ 10582.58 and construction deposits totaled \$6000.00. A handout of the complete

balance sheet as of December 31, 2012 was made available for the attending POA members.

Secretary's Report: Tom Lentini announced the results of the election. New board members are David Agee, Curtis Christian, and Bruce Calkins.

Roads Report: Ron Nielsen reported that during his tenure he prioritized road repairs trying to get the most done with the limited funds available. Funds were spent on tree trimming along roadways completed and road signs repair.

Communications Report: Wellborn Gregg asked that the attending homeowners check the door sign in sheet to insure their telephone numbers and email addresses are correct. Correct email addresses are needed for email alerts. Wellborn stated that it is possible to have more than one email contact address. John stated that anyone wishing to do this should contact John.

Vice-President and Parks Report: Bill Powell reminded the group that the gate should be closed and locked at all times and that caution should be used when the BBQ pits are used.

Neighborhood Watch/Firewise Committee Report: Dorothy Powell stated that after filing the necessary reports she was proud to announce that once again we were certified as a Firewise community. Dorothy also asked us to be diligent in keeping down our underbrush. Concerning the Neighborhood Watch program Block Captains are need for Mount View, Bluff View and a segment of Windmill Run.

Discussion of New Bylaws and Covenants and Restrictions: John discussed with the group the history and the need for the revisions to the C&Rs and RMR Policies. They are being done to make the C&R's and RMR Policies conform to new Texas laws and more understandable for current and new property owners. John stated that the revisions will require a 67% approval from property owners for adoption. John explained that until a 67% approval rate was met, the current Policies and C&R's would remain in effect. All state mandated policies are currently in effect. John stated that the original RMR Policies and the C&R's along with their revised editions are available on the RMR website for review. John

stated that the revision process is coming to an end and it is up to the new board to send the Bylaws and C&Rs to the members for their approval or disapproval.

Public Comments/Questions and Answers:

What happens until the revisions to the Bylaws and C&Rs are passed or not passed? John stated that the current Bylaws and C&Rs remain in effect. The only changes are state mandated changes. John stated that 138 yes votes are needed for passage.

Will the new C&R's make it easier for the board? Jeanne stated that it would certainly help her and her committee.

Are ACC Variances Retained? Jeanne stated that she is currently trying to locate all previous Variances and place them in a single file. John noted that some records were destroyed in the past by flooding in the area in which they were being retained.

Adjournment: The meeting adjourned at approximately 11:50 A.M

Thomas Lentini

Secretary of the Board

Subject: Supplemental Minutes for January 26, 2013 Annual Meeting

Attendance: Tom Lentini, Bill Powell, Jeanne Martin, Curtis Christian, Davis Agee were present.

The purpose of the meeting was to determine the positions on the POA Board. The meeting began at 12:15 P.M. After a brief discussion the Board agreed on the following positions for 2012:

- a. President – Tom Lentini
- b. Vice President and Parks – Bill Powell
- c. Treasurer – Fred Carney
- d. Secretary - Bruce Calkins
- e. Roads – David Agee
- f. Architecture – Jeanne Martin
- g. Curtis Christian

Adjournment: The meeting ended at approximately 12:40 P.M. The next meeting was tentatively scheduled for 6:00 P.M. February 21, 2013 in the Cypress Room of the Wimberley Community Center.