

## **River Mountain Ranch – Wimberley**

### **Property Owners Association**

**Subject: Minutes for Membership Meeting July 13, 2013**

**August 1, 2013**

**Attendance:** Thomas Lentini, Bill Powell, Fred Carney, Curtis Christian

**Absent:** Jeanne Martin, David Agee, Bruce Calkins

#### **General:**

Michael Riley was introduced as a new member of the HOA.

Board Meeting time was announced as the 2<sup>nd</sup> Thursday of each month from 6-8PM at the Community Center. Let the President know if you plan to attend the meeting, and the topic you plan to address.

Door Prize Awarded.

#### **President's Report:**

Tom reported that the Revisions to the C&Rs and By-Laws were reviewed by the Board, voted on, and PASSED at the July Board Meeting. These will be presented to the membership at the January, 2014 Annual Membership Meeting. They will then be voted on by entire membership. Sixty-seven percent of the general membership must vote in favor for it to pass.

Tom announced that White Wings will NOT open their road to us unless it is a Medical Emergency. If River Mountain Road is to be closed for an extreme length of time, Tom will contact White Wings to see if they will allow their road to be

opened. Egress may be possible over low-water bridge in Estrella Estates, also Phillips Ranch might be an option. The board will check into this.

In the matter of OUTDOOR BURNING Tom stated that there are county and state laws for outdoor burning and we will follow their laws and guide lines and not add outdoor burning restrictions to our C&Rs.

At this time Tom asked Dorothy Powell Firewise Committee Chairperson to speak to the membership on Firewise Issues. Dorothy gave advice on outdoor burning. Dorothy introduced pamphlets that were available at the meeting for any that were interested in them. She emphasized some facts in regard to Outdoor Burning : Make sure there is moisture in the air (must be 2.75 percent moisture in the air) The winds must be at least 5mph but not greater than 25 mph. The fire must be out by sunset. She also reminded the membership to email Cathy Kubica with information about any clearing that is done on your property....either man hours spent in clearing....or days and money spent if you have it cleared. This will be reported by D. Powell to insure that we once again receive the Award for being recognized as a Firewise Community.

#### **Treasurer's Report:**

Fred Carney reported that as of July 10, 2013, the Association had on hand \$46,397.00 . \$6,000.00 of this is due to construction deposits leaving a net worth of \$40,397.00. There is also a CD worth \$10,800.00 at Wells Fargo. Fred stated that anyone wanting a complete financial report should contact him and Fred would email the report them.

Fred reported there are 11 Delinquent Dues payers (\$1,840.00). They will be contacted and urged to pay their dues.

#### **Architecture's Report:**

The absent Jeanne Martin had asked that the following report be read to the membership and placed in the minutes.

Submitted by Jeanne B. Martin , ACC Chair

#### Report of ACC Activity

Since the last RMR POA meeting on January 26, 2013, the following actions have been taken by the RMR ACC.:

Approved 3 new homes for construction: Thackers (2250 Windmill Run, Lot 500); the Woodwards (2050 Windmill Run, Lot 60) and the Williams (Corner of Windmill Run and Water Park, Lot 504).

One variance for a driveway and improvements to get to their property for the Thackers.

Two remodeling: the Iannelli/Edwards at 1201 Windmill Run (Lot 31) and the Neals at 300 Lone Man Overlook (Lot 512).

1 carport for Skiles's approved at 1147 Water Park Road (Lot 663).

New deck and fencing for Bottera's at 1001 Wind Mill Run (Lot 27). Completed.

Two driveway gates for the Powells. Completed.

Two new pools completed: Frank's (1200 Windmill Run, Lot 21); Williams/West (900 Windmill Run, Lot 622).

Two new homes completed: Frank's (1200 Windmill Run, Lot 21); Anderson's (2051 Windmill Run, Lot 45),

One greenhouse completed: William/West (900 Windmill Run, Lot 622).

Worked on bids to complete uniform signage in River Mountain Ranch. Report attached. A straw vote to be done at Summer POA meeting on July 13, 2013.

Worked on an "Allowable Outdoor Burning" Policy for RMR. To be presented to RMR membership at the Summer POA meeting on July 13, 2013.

Requested by letter that two lots come into compliance with the C&Rs. Both have done so.

Worked on final revisions to the RMR Bylaws and C&Rs in preparation of the membership vote for approval.

Respectfully submitted,

Jeanne B. Martin, ACC Chair and RMR BOD

512-847-3123

Jeanne also requested that uniform signage (stone monument type street markers with metal street names) be adopted for the entire subdivision. It was noted that the original developer of RMR put in the stone signs on the streets that are marked, not the Homeowners. After a discussion of this matter it was decided by a straw vote not to spend the money for these signs. The results will be given to Jeanne Martin.

**Secretary's Report:** Bruce Calkins was absent.

**Roads Report:** David Agee was not present, but Fred reported that David had been unsuccessful in many attempts to find someone who is willing to come and do the work on our roads, because it is a small job. This was also true in attempts to find someone to do fix the cattle guard.

**Communication Report:** Curtis state he is working on the list of membership for a new directory list. Curtis stated he is making backup copies of available Board documents (Agendas, Minutes, Newsletters, etc) from the past 13 years and given to Board members.

**Adjournment:** The meeting adjourned at approximately 11:15 A.M. The next scheduled Board meeting will be on August 8, 2013 at the Wimberley Community Center.

**Thomas Lentini, President**

Notes for the minutes were taken by Dorothy Powell.