

Jan. 9, 2014 Minutes to RMR BOD meeting

Meeting called to order by Tom Lentini at approx. 6:05pm. Roll call was taken. All board members present except David Agee.

No general members present.

Reports and old business:

Presidents report: (Tom Lentini)

Discussion of the agenda for the January general POA meeting was the first topic. Tom's first item suggested for the agenda was "Revised C&R's". Secondly was the status of the new board nominations, etc. With an obvious shortage of nominations, it was concluded that the board could function fine with 6 board members, but that 4 was the minimum number required by law.

The board also noted that the new President and Treasurer would need to appear at the Wells Fargo bank in Wimberley, to sign documents making them the two official check signers for the POM funds, and that they will need to bring along these approved minutes to verify their new roles.

Treasurer's Report (Fred Carney)

6:49 PM

01/08/14 Cash Basis

River Mountain Ranch POA

(See separate sheet)

Architectural Report (Bill Brown)

Bill said that he had received plans for a guest house from Mark Smith at 721 Bluff View. Also there is a refund still pending for the "Lanellis".

Road's Report (David Agee). **David was not present, but submitted the following document for the record.

Myers const. completed the hot-mix paving repairs before Christmas and work generally looks good. I sent Randy Myers a punch list with a few items including some clean-up on Lone Man Overlook and additional fill material on Winding Trail.

The large patch on RMR road is a bit high which makes for a slightly uneven driving surface. I think the surrounding pavement needs to be chip-sealed, which will even things out a bit. We need to do a large chip seal project this year and can address this then. This can't be done until warmer weather, likely between April and June, which also allows the needed funds to come in.

ROW Maintenance...I have done some limb pruning and small cedar removal along Winding Trail and Windmill Run and Water Park (on the "back side"). Tom, this includes the cedars we

noted along Water Park and Windmill Run when we did the drive around a few months back. I also did a little trimming of trees and dead limb removal at the large culverts on Winding Trail to facilitate drainage.

Drainage issue at 350 Winding Trail: I also did a little analysis of the drainage issue at 350 Winding Trail. Interestingly enough, the two 18" culverts across Winding Trail on either side of lot 645 were not shown on the original engineering design drawings. The culverts appear to have a combined capacity of about 40 cubic feet per second based on slopes of 0.05 and 0.02 (ft/ft) which is approx a 2 year frequency storm for the drainage area of approx 34.5 acres. Actual culvert capacity would be a little higher with submerged inlet conditions that occur during a heavy rain event.

Lotss 644 and 645 on Winding Trail: These lots are generally perpendicular to the contour lines in the drainage area. The point of concentration for this drainage area and surrounding areas appears to be generally in the middle of lot 645. In other words there is a low spot on the lot, which is about 28 ft lower than the road.

I also noted that the outbuilding on Lot 645 is generally in line with the apparent water flow path from the first 18" culvert across Winding Trail.

I will be prepared for a brief presentation on the roads at the upcoming membership meeting. David

Communication's report (Curtis Christian)

Curtis stated that he would work on getting the updated membership directory sent out asap.

Vice President & Park's report (Bill Powell)

No activity to report

Secretary's report (Bruce Calkins)

Nothing to report

Bruce made the motion to adjourn; Fred seconded; all ayes ...Meeting was adjourned 7:05pm