

November 13, 2014  
RMR POA Board meeting minutes  
6:00pm

Present: Curtis Christian, David Agee, Rick Skiles, Bruce Calkins  
Not Present: Bill Brown  
No general members present.

Called to order 6:13 by Curtis Christian

Curtis, Rick and David attending.

Rick took the minutes.

Minutes for the October board meeting were approved, Rick motion Curtis Second all agreed.

Curtis noted he and Bill had been working on getting ballots out for upcoming elections of directors / officers. Current board is comprised of 5 members with HOA documents calling for 7 members.

Curtis, Bruce and David's terms will expire at the end of 2014. Curtis said he would continue to serve if nominated and he believed Bruce would also consider continuing as a board member. David will not continue to serve.

David began road report. Informed members that Westhill's proposal had not included sales taxes. Either less work would be done to remain under the \$22,000 cap originally established or the cap needed to be raised to \$24000 to allow for the taxes. Skiles made a motion to increase the spending cap to \$24000, David second all present voted to increase cap.

\*\*\*David began discussion about voting vs quorum language and asked what position the board would support at the annual meeting. Extended discussion ensued. One vote per lot was agreed. The quorum issue remained undecided.

Bruce arrived and took over recording the minutes of the meeting.

What constitutes a quorum and a majority when the general members are presenting items and/or issues on which they will vote?...That is the question that was discussed at length at this meeting. After much discussion, the board agreed that there seemed not to be a consensus not only today, but for several years concerning this issue.

Rick made a motion to hire an attorney to find the answers to these questions, adding that he had used a particular attorney for similar problems with other groups and was very satisfied with his results. The main questions are: How do we determine a quorum? And does a "couple" represent one or two votes? Also, other pertinent questions that seemed to remain unanswered. Also, the motion included a \$500 maximum to be spent for attorney's fees.

David seconded. The vote was 4 ayes. Motion passed.  
Curtis will take charge of contacting the attorney on this issue.

Roads report (continued): David Agee

The question was asked if the board wanted to write a form letter to Commissioner Will Conley to ask his consideration to move forward on accepting legal county maintenance responsibility for River Mountain Ranch Road, depending on the results of voting at the general membership meeting in January.

Rick made a motion to send a letter to Mr. Conley to consider road improvement and to take over maintenance of RMR road as outlined by county employee, Gerry Borcharding. Also asking that they send a county representative to the RMR POA general meeting in January.

David seconded. The vote was 3 ayes, and 1 no. Passed. David will write the letter.

President and communications report: Curtis Christian

Curtis mentioned a RMR property owner called him inquiring if the POA could do anything about the growing wild hog population.

Curtis also noted that he would put the nomination form for the upcoming Board member election in and email blast and will print ballots.

Secretary's report: Bruce Calkins...Nothing to report.

Treasurer's report: Rick Skiles  
See below.

Rick made the motion to adjourn. Curtis seconded. All ayes. Meeting adjourned 7:15pm

4:37 PM  
11/09/14  
Cash Basis

River Mountain Ranch POA  
**Balance Sheet**  
As of October 31, 2014

	<u>Oct 31, 14</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Checking #4152	53,897.96
Wells Fargo C.D.	<u>10,589.62</u>
Total Checking/Savings	<u>64,487.58</u>
Total Current Assets	64,487.58
Fixed Assets	
Fire Protection Water Tank	<u>11,750.10</u>
Total Fixed Assets	<u>11,750.10</u>
<b>TOTAL ASSETS</b>	<u><b>76,237.68</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposits Payable	<u>10,000.00</u>
Total Other Current Liabilities	<u>10,000.00</u>
Total Current Liabilities	<u>10,000.00</u>
Total Liabilities	10,000.00
Equity	
Retained Earnings	45,768.63
Net Income	<u>20,469.05</u>
Total Equity	<u>66,237.68</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>76,237.68</b></u>