

January 8, 2015
RMR POA Board meeting

Board members present: Curtis Christian, Rick Skiles, Bill Brown, David Agee, Bruce Calkins
General members present: Calvin Morgan and Leonard Brinkman

Curtis Christian, President, called the meeting to order at 6:00pm.

President's Report: Curtis Christian...

Curtis reported that a RMR resident Monica Swan wrote to him informing him that someone had placed into her mailbox a "notice" stating that she was not conforming with RMR deed restrictions when she installed a "deer" feeder on her property. She was concerned that it was a board member. Curtis assured her that it was not and each board member confirmed that fact. Curtis stated that he had made a call to the local game warden to discuss "hunting" issues in neighborhoods such as RMR. The game warden stated that the only law that appeared to be broken may have been tampering with someone else's private mail box. The board agreed that it would be useful to put "hunting/shooting" issues on the agenda for general discussion of our January meeting on the 24th.

Treasure's report: Rick Skiles

Rick stated that two members have failed to pay their HOA dues for 2014. The Packs & the Tidwells. He stated that they have received the usual amount of the reminders, the last one being a registered letter, which is the board's regular procedure.

David made a motion to file a lien on each of the members for the non-payment, Bill seconded, and all board members voted "aye". Motion passed. Rick will proceed.

Rick also stated that he had paid \$20,000 of the \$24,000 total amount owed Westhill Construction for current road improvements. The remainder will be paid once all work is completed and inspected by the RMR board member in charge of Roads.

* See bottom of minutes for current balance sheet.

Architectural report: Bill Brown

One new house just started according to Bill. The name is Boles and the lot is located at 400 Winding Trail.

Bill also noted that an "art studio" is being added to the existing house located at 900 Windmill Run.

Parks: Bill Brown

It was noted that board member, David Agee, took it upon himself to install a small platform on the cattle guard at the park gate, so that folks can safely step onto the cattle guard in order to open and close the gate. Thank you David!

Roads: David Agee

David stated that some recent much needed trimming of cedar trees at the entrance/exit of RMR had been done in order to improve visibility primarily when exiting onto FM3237.

David, (who had already sent the board advanced copies) had written capital budgets and a roads report which is included below and will be posted on the RMR website. Based on his report David suggested that a sum of approx. \$35,000.00 should be the minimum amount to be spent on roads in the upcoming year of 2015 in order to avoid lagging too far behind on needed road repairs. The total in needed repairs is \$88,000 per the capital budget.

The question then came up and was briefly discussed about sending a written request to the county commissioner to consider taking over not only RMR road, but ALL of the roads in RMR for maintenance.

The motion was made by Rick to write and send a letter to the Hays county commissioner requesting the transportation department make an analysis and produce an estimate to officially take over the care and maintenance of all of the roads in RMR. David seconded, and the vote was unanimous. The motions passed, and David said that he would pen the letter.

Communications report: Curtis Christian

Curtis said he had sent out nomination forms for new board member places. He said that he will also send out voting reminders.

Secretary's report: Bruce Calkins

Nothing to report

Mr Leonard Brinkman, one of the two general members present, wanted to inform the board that he was now the controlling partner of the group that owns the cattle and leases the grazing rights from RMR POA. He was concerned because one of the RMR property owners, not knowing who he was, complained that she had seen "someone was bothering the cattle", which was Mr Brinkman.

Mr Calvin Morgan, the other general member present, simply stated that he very much appreciated the time and effort put into RMR POA issues by this board. The board certainly thanked him for his kind words.

Curtis requested a motion to adjourn, to which Rick made the motion, Bill seconded, and all voted aye. It was 7:00 pm.

See current balance sheet below...

****DAVID...** Don't forget to send those amended budgets/road report to me. Thanks!

1:29 PM
01/08/15
Cash Basis

River Mountain Ranch POA
Balance Sheet
As of December 31, 2014

	<u>Dec 31, 14</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking #4152	54,117.36
Wells Fargo C.D.	10,589.62
Total Checking/Savings	<u>64,706.98</u>
Total Current Assets	64,706.98
Fixed Assets	
Fire Protection Water Tank	11,750.10
Total Fixed Assets	<u>11,750.10</u>
TOTAL ASSETS	<u>76,457.08</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposits Payable	10,000.00
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	20,688.45
Total Equity	<u>66,457.08</u>
TOTAL LIABILITIES & EQUITY	<u>76,457.08</u>

Item

Unit
Qauntity
Unit Price
Price

Repairs Remaining from 2014 Project Scope (see note)

River Mountain Road, Repair base failures (saw-cut, remove and replace)
lump sum

1
\$30,000
\$30,000.00

Water Park Rd North
lump sum

1
\$500
\$500.00

Bluff View
lump sum

1
\$1,000
\$1,000.00

Winding Trail
lump sum

1
\$4,000
\$4,000.00

Lone Man Overlook
lump sum

1
\$6,000
\$6,000.00

Mount View
lump sum

1
\$2,000
\$2,000.00

Windmill Cove

lump sum	1	
		\$1,500
		\$1,500.00

Trail Ridge Rd		
lump sum	1	
		\$1,000
		\$1,000.00

Culverts, ditches and swales		
lump sum	1	
		\$6,000
		\$6,000.00
		\$52,000

River Mountain Road

Asphalt overlay from just before dry creek crossing to top of first steep grade section to eliminate "wash board" section in existing road surface and extend life of chip seal surface (no underlying asphalt) at dry creek		
square foot	6000	
		\$1.50
		\$9,000.00

Asphalt overlay in "big dip" to extend life of existing chip seal surface (no underlying asphalt)		
square foot	5000	
		\$1.50
		\$7,500.00

Remove, repair and replace existing cattleguards (need complete rewelding which requires removal)		
lump sum	1	
		\$2,000
		\$2,000.00

Asphalt overlay at 3237 entrance to fix grade change/low spot		
square foot	400	
		\$2.50
		\$1,000.00

Repaint yellow center stripe		
lump sum	1	

	\$2,000
	\$2,000.00
Lone Man Overlook	\$21,500

Chip seal developing base failures to delay more costly repairs	
square foot	2000
	\$0.75
	\$1,500.00

Seal long cracks	
linear foot	1000
	\$0.50
	\$500.00
Bluff View	\$2,000

Chip seal developing base failure (between Water Park and Hermosa Paloma) to delay more costly repairs	
square foot	4000
	\$0.75
	\$3,000.00

Seal long cracks	
linear foot	2000
	\$0.50
	\$1,000.00

Grade swale along south side between Water Park and Hermosa Paloma to drain standing water	
linear foot	500
	\$3.00
	\$1,500.00

Trim trees and brush in right-of-way	
hours	8
	\$125
	\$1,000.00
Windmill Run	\$6,500

Repair base failures (saw-cut, remove and replace)
square foot

300
\$15
\$4,500.00
\$4,500

Normal Maintenance Items

Mowing

\$600.00

Sign maintenance and repair

\$300.00

Cattle guard repairs

\$300.00
\$1,200

Total, all items

Total w/out River Mountain Road items

\$88,000

\$37,000

Note: Unit prices for repairs remaining from 2014 project scope are based on average of two bids received for work. River Mountain Rd base failure unit price is based on high bid due to deteriorating condition and increased repair requirements.

River Mountain Ranch POA Roads Report January 2015

The effects of time and weather are really starting to show in the form of base failures, long pavement cracks, potholes and edge failures. Repairs are necessary to address all of these issues, but base failures are the most serious and potentially costly. Base failures appear as alligator cracking (resembles alligator skin pattern) with sandy colored material evident in the most severe areas.

2014 Activity

The board prepared a detailed scope of work to address potholes and edge failures for the entire system and base failures on River Mountain Rd. The scope of work was put out for bids last August and bids of \$62,000 and \$93,000 were received. Due to limited funds available, the board requested revised bids for a reduced scope including River Mountain Rd, Windmill Run and a portion of Water Park. Westhill Paving was the low bidder for the reduced scope at \$23,700, and the board authorized Westhill to proceed with the repairs on October 27th. The project is ongoing with expected completion in early January 2015.

The board contacted Commissioner Conley's office concerning possible acceptance of River Mountain Road into the Hays County public road system. Hays County performed an inspection and prepared a cost estimate of \$330,000 in needed repairs, of which up to \$165,000 could be levied against the property owners of River Mountain Ranch and affected owners of White Wings and Fox Hole. The board has asked that County representatives be present at our January membership meeting to

explain the process and answer member questions.

2015 Work

Approximately \$50,000 in repairs still remains from the original 2014 project scope, including repair of base failures on River Mountain Rd and general repairs to all other roads. Crack sealing and chip sealing are also needed, in addition to normal sign repair, mowing, tree trimming and other items.

Did You Know

The road system in River Mountain Ranch is private and maintained solely at the expense of the POA.

The road system is approximately 9 miles long with nearly a million square feet of pavement. That is equal to 17 football fields!

The POA has expended \$320,000 on road repairs from 2003 to 2013, or \$29,000 a year on average. Adjusted for inflation, the total is \$367,000, or \$33,000 a year, in 2014 dollars.

Pavement repairs were 90% of the total expended. Roadside mowing, tree trimming, road signs, pavement striping and cattle guard repairs made up the other 10%.

Total income for the POA in 2014 was almost \$40,000 and total non-road expenses were about \$14,000. The annual income available for road repairs in 2014 was \$26,000, or \$7,000 less than the historical average expenditure of \$33,000 in 2014 dollars.