

RMR POA Board meeting  
March 12, 2015  
Minutes

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

Board members present:

Curtis Christian, Rick Skiles, Estelle Murchison, Bill Brown, Kirby Hicks, Robert Knell, Bruce Calkins

General members present:

Approximately 15/20 were present. All names were not recorded, only if someone spoke at significant length did we record their name. This was an unusually intense meeting with much interest from the general membership, several members participated, so much of what was discussed throughout the meeting was impossible to record word for word, but there was an attempt to include high points and items that seemed to generate most of the discussion.

General members who were had officially requested to speak and were on the agenda:

1) Jerry Martin: Mr Martin spoke to the roads issue, urging the board to pass a motion to allow Hays county to proceed with their task of producing a legal voting process for RMR property owners to vote as to whether they would want to have Hays county take over possession and maintenance of ALL of RMR legal roads in perpetuity. He supported his view with several points, primarily citing the mandate given by the approx. 45 to 50 folks that attended the January general membership meeting, who voted on a motion made and seconded on the above RMR / Hays county roads takeover. The vote was 49 for, 1 against, & 1 abstain. This included a few proxy votes. \*(Note: this was later deemed to be unofficial according to an opinion by David Junkin).

Mr Martin gave approximate, but reliably researched dollar figures (These will be refined as the roads committee moves forward and disseminates updated information to the POA over the next few weeks, well before any vote takes place). He also stated that "this opportunity allows residents to cap road maintenance costs forever, the two "entrance" neighborhoods, "Whitewings" and "Foxhole" will share the costs, and It will avoid future "special assessments" for road repair, and free up funds for other community needs. Also, the payments made by each individual to the county would be tax deductible".

2) Fred Carney: Mr Carney was concise in asking the question..."Why are we here, two months after there was an overwhelming vote giving the RMR POA board the "go ahead" to make a motion and vote on allowing Hays county to move forward with putting together a voting procedure for the RMR property owners on this matter".

3) Ron Nielson: Mr Nielson basically underscored what the two previous speakers had said, concurring on every point and adding his own take on the feeling that "the county roads take-over should be not only be voted on, but passed"...making the point that "there doesn't appear to be any logical reason not to allow the county to take over maintenance (and costs) of our roads".

4) Brad Thigpen: Mr Thigpen's view was that the event was moving too fast. He asked that the board consider slowing the process down a bit, allowing more time to inform RMR residents.

5) Calvin Morgan: Mr Morgan's only comment was that "our roads / assets were quickly diminishing, as the roads deteriorate daily".

6) Mr Peterson: Mr Peterson, as a former board member, spoke of previous studies about county take over of roads: questioning the possibility of connecting neighborhoods with RMR, linking up with our roads in order to provide an alternative route in and out of their area. He also wondered if the cattle company would still be allowed to let their cattle graze in RMR, allowing POA members to take advantage of county tax breaks. He also brought up the question of the use of "ATV's", etc....would that be legal when and if the county took possession of RMR roads. ( Fred Carney injected here that it was already technically against the law).

Marvin Bottera: Mr Bottera asked the question: "What guarantee is there that the county will keep the quality of our road maintenance "up to snuff"?"

Mrs. T. Lentini: Mrs Lentini asked the simple question: "Why are we doing this (voting) again"?

This brought up the same old question about "Special Assessments" needing 2/3 majority vote of all members, to which most of members agreed that that is almost impossible, given the normal percentages of apathy when it comes to voting.

Board member, Estelle M., stated that David Junkin felt that the vote taken at the General Membeship meeting back in January of this year, was not valid.

Board member, Bobby K., brought up the idea of doing a "reserve study", which is basically hiring an outside, unbiased group to do a long range study on road maintenance costs.

The discussion continued with several folks chiming in, the jest of which was that members would like more info about the roads proposal; (John Tanzillo stated that he felt that much more information on all topics should be regularly disseminated by the board).

\* A **motion** was made by Rick Skiles for the board to move forward in allowing the county to facilitate a vote on the county taking possession of the RMR roads. Bobby Knell seconded. The vote was 4 aye, and 3 nays. The motion was passed.

Treasurer's report: Rick Skiles

\*(SEE below for financial report)

Kirby made a motion to accept financials; Bill seconded; All voted "Aye". Motion passed.

Rick made a motion to accept the budget; Kirby seconded; All voted "Aye". Motion passed.

President's report: Curtis Christian

Curtis made a motion to appoint Estelle Murchison "Communications chair" for the new board. Rick seconded. All voted Aye. Motion passed.

Rick made a motion to appoint Kirby Hicks "Roads chair"; Curtis seconded; all voted Aye (It was discussed and agreed upon that Kirby and his committee would provide as much information as possible on the roads situation to Estelle in order that she would do her best to disseminate to the POA within one week.

Curtis made a motion to appoint Bill as Park chairman. Rick seconded. Unanimous AYE's.

**New Business:**

5-A Kirby made a motion to form a committee to uncover all pros and cons for the County roads takeover, in order to inform the POA, as thoroughly and rapidly as possible. Rick seconded. All voted AYE.

5-B A brief discussion on the passing of C&R's in 2008 was had. Curtis had question it's validity. No motions were made and agreement among board members was minimal.

5-C Mr. M. Peterson spoke to the questions (Curtis Christian had questioned the validity) pertaining to the Hermosa Paloma annexation and extending deed restrictions for RMR. Tom Lentini, speaking as past board secretary at the time, agreed with Mr Peterson's affirmation of these issues and confirmed the legality of both. Mr Tanzillo also stated his support of the validity of their statements.

5-D Financials budget accepted above

5-E All agreed to the authority of board to reduce POA dues, but NOT increase over the regulated amount (approx cost of living index).

5-F Rick made a motion to move Item 5-F on the agenda to next month's meeting. Curtis seconded. Unanimous AYE'S.

Before adjourning a request was made by David Agee, former board member, that the board send out information asking that property owners not pile up wood chips or burn in the ditches along RMR roads.

Kirby moved to adjourn. Rick seconded. All voted aye. 8:07pm

Respectfully, Bruce Calkins

River Mountain Ranch POA  
Balance Sheet  
As of February 28, 2015

ASSETS

Current Assets

Checking/Savings

Checking #4152 37,992.74

Wells Fargo C.D. 10,590.06

Total Checking/Savings 48,582.80

Total Current Assets 48,582.80

Fixed Assets

Fire Protection Water Tank 11,750.10

Total Fixed Assets 11,750.10

TOTAL ASSETS **60,332.90**

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liab.

Construction Dep. Payable 11,000.00

Total other current liabilities 11,000.00

Total current liabilities 11,000.00

Total Liabilities 11,000.00

Equity

Retained earnings 66,454.08

Net Income -17,121.18

Total Equity 49,332.90

TOTAL LIABILITIES & EQUITY **60,332.90**