

2015 ~ August 13, RMR POA
Monthly Board Meeting

Agenda:

Call to order, Roll Call (6:00 pm)

Board members present: Curtis Christian (Pres); Estelle Murchison (VP, Communications); Bruce Calkins (Secretary); Rick Skiles (Treasurer); Bill Brown (Architectural & Park); Kirby Hicks (Roads); Robert Knell.

General members present: Approx 15 to 20 people present, including the scheduled speakers listed below.

Discussion of the Correction Instrument to correct possible defects in the document titled "Amendment of Restrictive Covenants, Conditions, Easements & Restrictions for River Mountain Ranch".

Scheduled speakers:

Fred Carney
Patricia Lewis
James Martin
Richard Walker

At this time (before any of the scheduled speakers began), Kirby made a **motion to remove Curtis Christian from his position as President of the RMR board**. Curtis tried to interject a point of order while Rick seconded Kirby's motion. Rick then raised a motion to deny Curtis' point of order and Bobby seconded. Opportunity to discuss this motion produced no discussion. A vote for the motion was called which resulted in 5 "yea" and 2 "no" votes. The **motion passed**.

Rick called for nominees to step forward to replace Curtis as President. Both Kirby and Bobby accepted nominations. Kirby did state that he would be out of the country for over a month during this upcoming fall.

A secret ballot resulted in 2 votes for Kirby Hicks, 3 votes for Bobby Knell, and 2 abstained. Bobby Knell accepted and was installed as president of the board of RMR POA, for the remainder of the present term.

Estelle made a **motion to make mandatory for any general members of RMR, who request to speak at any board meeting, must first "sign in", and will be limited to no more than three minutes for their presentation**. Kirby seconded the motion. The vote was 6 FOR and 1 AGAINST. The motion passed.

All four of the scheduled speakers made brief statements, all urging the board to continue pursuing the acceptance and proper signing of the "correction amendment" in order that it go into effect before the October deadline.

John Tanzillo requested that the board reinstall electronic voting capabilities, pointing out that it will improve voter participation. On that subject, he also urged the board to aggressively revisit the amended C & R's, which dominated the two previous board terms, but when put to vote by the general membership, failed to make the necessary 2/3 voting participation.

Approval of Minutes: Review and approve minutes of previous meeting. Rick made the **motion to accept and approve minutes from the previous meeting**. Bobby seconded. 6 voted "aye". **The motion to accept minutes passed.**

Reports & old business:

President's report (Bobby Knell): Bobby Knell thanked the board for their support and with the aid of Curtis' agenda, continued to call for reports.

Treasurer's report (Rick): See attached balance sheet below

Architectural report (Bill): No report given.

Road report (Kirby): Kirby stated that the county was far behind on their schedule to complete the necessary elements in order to set a date for membership voting on the proposed county takeover of RMR road maintenance. They cited the Memorial Day flood as the main problem for the slowness the process.

He said that they had recently "marked" most of the needed repairs in order that "Westhill Construction" could give us a bid for the repairs ASAP. They in fact had given Kirby some numbers (\$17,000 (Orange markings), \$5,000 (White markings), but it was unclear as to whether this covered ALL of RMR roads or just the RMR entrance road. He said that he would call and clear up this discrepancy.

Fred Carney expressed his concern about the condition of the "second" cattle guard, with mention of a potential lawsuit if the cattle guard were to cause damage to an automobile. Kirby stated that he would make it a priority. Another general member added that we might want to replace the tubular shaped crossbars with flatiron bars from surplus train rails.

Secretary's report (Bruce): Nothing to report

VP & Communications report (Estelle): Estelle said that she had sent notices about the next Town Hall meeting concerning water wells.

Park report (Bill): Bill was not present at this time, so no report, but Estelle did report that they continue to aggressively monitor the park's progress after the Memorial day flood, and the consensus of those present was appreciation for Bill Brown's efforts towards the parks "rebirth".

New business:

Bobby stated that he would like to sign the "correction amendment" document the next day, as he needed to leave town for several days.

Bobby made the motion to accept the "Revised Document"; Kirby seconded; the vote to accept was 5 yea and 1 abstain. The motion passed.

Curtis stated that a RMR property owner had called to complain about "Blue Rock recording studio" on the basis that they are violating RMR restrictions. The board unanimously agreed to ask the owners of Blue Rock to come before the board in an attempt to find a solution to the issue.

Scheduled discussions:

Rick Skiles: Discussion of cancellation and reinstatement of insurance and reduction of coverages. After “shopping” the insurance market, Rick indicated that chances are extremely slim that the POA would be able to obtain a package that included coverage for “cattle issues”. But the “Cattle Co.” was supposed to present their own certificate of coverage, and they had already done so. Rick also stated that the annual premium for our same coverage had gone from approximately \$1300 to \$1500 for the upcoming year (Aug 2015 to Aug 2016).

Bobby thanked the board for their confidence in him as president going forward.

**Rick made the motion to adjourn; Kirby seconded; unanimous was the vote to do so.
Meeting adjourned. 6:45 pm**

Respectfully submitted,
Bruce Calkins

4:39 PM
08/12/15
Cash Basis

River Mountain Ranch POA
Balance Sheet
As of July 31, 2015

	Jul 31, 15
ASSETS	
Current Assets	
Checking/Savings	
Checking #4152	64,655.75
Wells Fargo C.D.	10,590.50
Total Checking/Savings	75,246.25
Total Current Assets	75,246.25
Fixed Assets	
Fire Protection Water Tank	11,750.10
Total Fixed Assets	11,750.10
TOTAL ASSETS	86,996.35
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LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposits Payable	9,000.00
Total Other Current Liabilities	9,000.00
Total Current Liabilities	9,000.00
Total Liabilities	9,000.00
Equity	
Retained Earnings	66,454.08
Net Income	11,542.27
Total Equity	77,996.35
TOTAL LIABILITIES & EQUITY	86,996.35
