

Sept. 10, 2015
RMR POA Board meeting
6:00 pm ~ Wimberley Civic Center

Board members present: Estelle Murchison, Rick Skiles, Kirby Hicks, Curtis Christian, Bill Brown, Bruce Calkins.

Board members NOT present: Bobby Knell

General members present: Patty & David Lewis, Roland Brown

Estelle, taking over absent President duties, called meeting to order 6:02 pm and asked for general comments from Ms Lewis who had asked to speak to the board. Ms Lewis spoke to RMR's preparedness in case of emergencies; primarily about access both in and out of the subdivision. She noted that in light of a recent blockage that took several hours to remedy, she felt that it was very important that the board visit (or revisit) this issue. She felt that RMR needed a formal agreement between White Wings and the county Sheriff's dept, that would expedite access to White Wings exit/entrance (gate code) in the case of emergencies that shut down RMR road access to FM3237.

Curtis pointed out that there are 4 or 5 possible routes and one easement on the south east section that only a few residents are aware of. The board agreed to put this issue on the agenda at the next meeting.

Next...**Approval of minutes from the last board meeting. Rick moved to accept; Bill seconded; the vote was unanimous with 6 ayes.**

REPORTS:

President's report: Bobby was not present so no report

Treasurer's report: Rick Skiles (see last page for financials)

Architectural report: Bill Brown - Nothing to report

Secretary's report: Bruce Calkins - Nothing to report

Roads report: Kirby Hicks...

Kirby stated that he had obtained a bid from Westhill construction and was expecting another from Fuqua const. on RMR road repair. He stated that response from local companies on road repair bids had been sub par, but he will continue to push forward.

He also mentioned that his last meeting with the county clerk's office had been encouraging concerning their efforts to complete the RMR list of address's so that they could send out ballots for voting on the county takeover of RMR road maintenance. He said that Mail-out ballots must go out within 10 days of commissioner's court and suggested putting out an info package to RMR members.

From conversations with the county engineer, Kirby's best guess as to when actual construction could begin (if the proposal passed), would be early 2017. There is no guarantee for a exact timetable.

Park report: Bill Brown...

Bill stated that he had the lock on park gate repaired and new keys made. He noted that the roofs of the cabanas were in bad shape, in need of repair/replace. He also spoke about the possibility of obtaining new small trees at a sizable discount to start to long term process of replacing some of the trees that were lost in last springs flood.

Rick made a motion to determine the cost of the new trees, roof repair on cabanas, and rain collection to help in watering the newly planted trees. Bill seconded. The vote was 6 ayes; the motion passed.

The forming of a committee was initiated by Rick and Bill to organize efforts to do the actual work in the above mentioned motion.

Rick made another motion that the board approve spending up to \$75.00 to install a sign on the park gate that states: "Please Close & Lock upon entering & leaving". Bill seconded. 6 ayes. The motions passed. Rick will make calls for sign.

It was also noted that cows had been spotted in the river park, with the consensus that it was the cattle company's responsibility to repair fences to keep cows out.

A note is made to ask Bobby Knell if he would call the cattle co. about this issue.

Estelle updated the board about the "water well" issue, stating that it is not over, but that all strata is now regulated. Reminding all there is still work to be done.

Old Business:

Rick stated that the correction instrument was done and officially filed w/ county. Estelle made a motion that would require general members to sign up at the beginning of any and all regular board meetings in order to address the board about POA issues. Rick seconded. All ayes. Motion passed.

C & R revision update: Rick state that this board needed to review the latest revised C & R's, in order to move towards another vote to accept them. He said that he would work on sending the revision's out to all of the board members electronically, for their review.

There was a substantial amount of discussion about the use of "electronic voting", but no unanimity on whether electronic voting could be legally used for any and all POA voting items.

New Business:

A. Emergency exit discussion... Most agreed it is a serious safety issue and that the board agreed to contact county officials to begin discussions on how RMR residents can have the assurance that the Hays county sheriff's dept. will be able to open any and all easements into and out of RMR, especially White Wings subdivision's locked gate. The three easements that the board knew of was 1) Mr Morales' dam; 2) White Wings; 3) Windmill Run on southeast side of RMR.

General member Roland Brown spoke to the importance of this issue, urging the board to keep it near the top of RMR issues.

The board agreed to contact White Wings POA to begin informal discussions. Roland Brown suggested that the board ask someone like David Junkin or John Tanzillo to contact White Wings POA.

Estelle stated that she would inform Bobby Knell, RMR president who was not present, to ask him to contact White Wings POA president to discuss the issue.

Kirby suggests that we look at all three easements to determine the status of each.

A brief mention was made as to the problem of getting park gate key to new residents, upcoming January meeting, and appointing committee for upcoming board election.

Bill made the motion to adjourn; Kirby seconded; all voted aye. Meeting adjourned
7:20pm

Respectfully submitted, Bruce Calkins
Secretary

3:05 PM
09/09/15
Cash Basis

**River Mountain Ranch POA
Profit & Loss Budget Performance
August 2015**

	Aug 15	Budget	Jan - Aug 15	YTD Budget	Annual Budget
Income					
Membership Income	315.44	0.00	38,757.71	38,000.00	38,000.00
Transfer Fees	100.00	0.00	1,000.00	0.00	0.00
Interest Income	0.00	0.00	0.88	0.00	0.00
Total Income	415.44	0.00	39,758.59	38,000.00	38,000.00
Gross Profit	415.44	0.00	39,758.59	38,000.00	38,000.00
Expense					
Insurance					
General Liability	0.00	0.00	2,076.00	1,600.00	1,600.00
Directors' Liability	1,588.00	0.00	1,588.00	1,275.00	1,275.00
Total Insurance	1,588.00	0.00	3,664.00	2,875.00	2,875.00
Legal-Prof Fees	0.00	50.00	0.00	400.00	600.00
Office Expenses					
Bookkeeping & Secretarial Exp	0.00	383.33	0.00	3,066.68	4,600.00
Total Office Expenses	0.00	383.33	0.00	3,066.68	4,600.00
Other Expenses					
Bank Fees	0.00	5.00	73.00	40.00	60.00
Meeting Expense	0.00	75.00	0.00	600.00	900.00
Liens/Release Filing Fees	34.00		34.00		
Mailbox Rental	0.00	2.50	0.00	20.00	30.00
Total Other Expenses	34.00	82.50	107.00	660.00	990.00
Park Expenses	130.98	137.50	999.14	1,100.00	1,650.00
Roads Expenses/Front Entrance	0.00	1,875.00	24,279.92	15,000.00	22,500.00
Architectural Control	0.00	8.33	0.00	66.68	100.00
Office of Communications					
Mailout & Office Expenses	0.00	131.25	257.66	1,050.00	1,575.00
Software/Website	0.00	66.67	0.00	533.32	800.00
Total Office of Communications	0.00	197.92	257.66	1,583.32	2,375.00
Office of Secretary	0.00	8.33	0.00	66.68	100.00
Property Taxes	0.00	0.00	0.00	0.00	435.00
Utilities - Electricity	34.76	33.33	280.90	266.68	400.00
Total Expense	1,787.74	2,776.24	29,588.62	25,085.04	36,625.00
Net Income	-1,372.30	-2,776.24	10,169.97	12,914.96	1,375.00