Minutes for 11 August 2016 BOD Meeting

Thursday, August 11, 2016 4:03 PM

RIVER MOUNTAIN RANCH PROPERTY OWNERS ASSOCIATION.

Official Board Meeting Agenda Aug 11, 2016 6:00 – 7:00 PM Wimberley Community Center, 14068 Ranch Road 12, Wimberley, Texas 78676

- 1. Call To Order_6:00____pm Bobby Knell
- 2. Roll Call & Declaration of Quorum Bobby Knell
- 3. President's Remarks Bobby Knell
 - Attorney opinion on raising dues and special assessments
- 4. Discussion & Consider Action for Board Meeting Minutes Kirby Hicks
 Approval of Minutes of July 12, 2015
- 5. Water Park restoration and maintenance budget Bill Brown
- 6. Treasurer's report Rick Skiles
 - POA budget discussion
- 7. RMR internal roads Private or Public? Kirby Hicks
 - Lone Star Paving repair estimate
 - Road maintenance comparison matrix
 - Estimated cost to maintain as private roads
 - Pro-forma budget for private option Rick Skiles
 - Discussion, amending Bylaws to raise dues/special assessments
 - County Option 2 review
- 8. ACC Committee report Bobby Knell
- 9. Vehicle stickers for residents discussion Bobby Knell
- 10. Realtor signs for Open House discussion Bobby Knell
- 11. Update on action taken with resident at 100 River Park Rd. Bobby Knell
- 12. Frequency of board meeting discussion Estelle Murchison
- 13. Adjournment ____7:45 ___pm

Board Members Present:

Bobby Knell - President Estelle Murchison - Vice President and Communications Chair Bill Brown - RMR Water Park Chair Kirby Hicks - Roads Chair and Secretary Curtis Christian Gregg Germer Rick Skiles - Treasurer **President's remarks:** We cannot raise our dues or have a special assessment. This is based upon the feedback from legal review.

Estelle, motion to have a board vote for any spend over \$250 Second by Curtis. Discussion followed. Determined that we need to table this motion until Curtis can determine what is authorized by our bylaws and Robert's rules of order for next meeting. **Action: Curtis Christian**

Park Report - Bill Brown: We need to have a budget to keep the park in order. We would like to also purchase some master naturalist area signs and post like you see at Blue Hole indicating that the park has been designated as a Hays County Restoration Area. Contemplating getting landscaping person to finish a berm that we have started. Get rid of the barbed wire fence. Build up berm so no vehicles go down to the river with big boulders or a split rail fence. Map out areas to mow and weed eat and areas to leave native as well as continue removal of invasive species, restoration area, etc. We have spent \$1,400 this year (mainly for watering system) and would like a budget to do more work. This does not include the port-a-potty. We have seen a rattle snake on the mulch pile. Everyone should be reminded that there are snakes!

Estelle Murchison: works at multiple locations that have snakes. Ladybird wildlife refugee etc. Snakes are everywhere.

Budget discussion: General agreement that we need a budget, but we should review the roads repair quotes first (on this agenda). We had originally tabled the park budget pending the outcome of the County public hearing last June.

Bill Brown: We can spend every dime on the roads and will continue to spend as much as is available. The water park is an asset.

Treasurer's Report - Rick Skiles: Financials were forwarded to John Tanzillo. 26 residents have not paid their dues yet.

Bobby Knell: a resident sent an email recommending we post delinquent dues members be posted on the web site. Discussion was against this practice.

Roads Report - Kirby Hicks: Gave summery of roads status per the agenda items. Lone Star Paving completed estimates to repair all roads. Minimal repairs to River Mt. Rd. between the cattle guards as we expect Option 1 to be approved and the County will take over maintenance in two years. Individual quotes for all interior RMR roads. (Quotes were emailed to all board members in advance and were not reviewed in the meeting, however you can view the quotes at the end of these minutes to see what is recommended for your road.)

Road	Repairs					
Bluffview Drive	\$	39,155				
Mount View	\$	16,106				
Water Park N.	\$	3,510				

Hermosa Paloma	\$ 17,895
River Mountain Rd.	\$ 20,943
Water Park Rd.	\$ 58,594
Lone Mountain Overlook	\$ 18,446
Trail Ridge Rd.	\$ 59,364
Water Park Rd.	\$ 21,464
Windmill Run	\$ 48,661
Windmill Cove	\$ 17,627
Winding Trail	\$ 21,371
Winding Trail Overlay	\$ 55,378
Windmill Run Overlay	\$ 20,821
Total Repairs	\$ 419,335

David Agee did an extensive job of contacting local subdivisions and the municipality of Woodcreek to gather benchmark information relative to annual dues and cost to repair roads. This information was review and approved by the Roads Committee and is also included at the end of these minutes.

There was good discussion about road maintenance cost and raising our dues to support the pro-forma budget prepared by Rick Skiles (attached). Pro-forma budget is considered the maintenance budget after the above repairs are accomplished. A special assessment would be required to complete \$420K in repairs. It was noted that the above repair cost does not include any grading or drainage improvement projects.

County Option 2 is the only other alternative for properly maintaining our roads if we cannot raise our dues.

Rick Skiles: We should not even discuss Option 2 until after the election for Option 1 is complete.

Bobby Knell: We need to have something to provide to members at our January AGM relative to a plan for roads going forward. From there moving forward we need to have a budget for bringing our roads up to standard.

Opened the floor for members to discuss:

Fred Carney- discussion around the total cost of internal roads. Believes that cost will be significant John Tanzillo - I am for making internal roads public. The cost is much less for more work. David Agee - it is worse than what you even think. We can only spend \$37K per year... Red Hawk is spending twice what we are per mile than we are.

David Morales - member of Red Hawk community for years. You cannot compare your roads to them. They are very bad roads. They assessed us a \$62K for a damn (David mentioned that the cost of the damn was not in his numbers). They have a low water crossing that is always being repaired. Bad roads and very expensive. Just listening the issue of option 2 is just about the only way you can go since you can't raise dues. It will be expensive any way you want to do them. You need to fix the income issue or all you have is option 2.

Rick Skiles: Motion to postpone any conversation on option 2 until the ballot is complete for option 1. (I did not record the meeting and need help on whether there was a second and a vote or not. I do not remember us voting on this motion.)

Horace Wilson - Former board president and member of the roads committee. Under option 2 I think the community should vote on it before we have the County vote.

Discussion around how to do what Horace just said. Bobby discussed a vote with the AGM and Estelle discussed a desire to run our own election.

ACC Report - Bobby Knell: two plans approved. Nothing else to report.

Bobby Knell: request from a lady from Las Lomas to use our water park. Willing to pay dues and become an associate member.

Discussion - some concern that we may not want too many people doing this. It is expensive to swim in Wimberley. Not willing to set a precedent... Will put on the agenda for next meeting.

Bobby Knell: the number of horses permitted is not specified in the C&Rs. We only say they must be for personal use. Discussion was that we just let them know what our C&Rs say and that in general two the three would be max. The nuisance clause would be used if they get out of control. Strictly no commercial use. Group consensus was that Bobby should just tell the realtor what our C&Rs say. No further action.

Bobby Knell: discussion about people using the water park that should not be there. One of his other HOAs you have a sticker that goes on your car. Discussion was that we do not want to use stickers.

Bobby Knell: Open house signs/garage sales are acceptable as long as they are put up and taken down before sunset. Regular for sale signs are ok on your property, but we have already made the decision to not allow routing signs.

Bobby made the motion that Open house signs/any function signs are acceptable as long as they are put up and taken down within 24 hrs. Kirby Hicks 2nd.

Bobby Knell - Y Estelle Murchison - Y Bill Brown - Y Kirby Hicks - Y Curtis Christian - N Gregg Germer Y Rick Skiles - abstained **Update on 100 River Park Rd - Bobby Knell:** Homeowner said he will pull the fence down if we do not stop making an issue of his access to the water park via his gate.

Discussion: that works both ways. Some of his guests were using the water park to park their cars to attend events in his back yard. Estelle highlighted that his access is creating a muddy spot and killing vegetation. Previous concern was over cattle getting in. We will no longer press the issue with this property owner.

Frequency of board meetings - Estelle Murchison: Estelle would like to go back to monthly board meetings. Bobby would like to stick to quarterly meetings.

Bill made the motion to go to board meetings every other month. 5 yeah. 2 abstain.

Bobby Knell - abstain Estelle Murchison - Y Bill Brown - Y Kirby Hicks - Y Curtis Christian - abstain Gregg Germer Y Rick Skiles - Y

Park budget: \$900 needed for the rest of the year.

Curtis Christian made the motion to provide \$2500 budget for the park for 2016 excluding the port-a-potty for the remainder of this year. Extelle seconded.

Bobby Knell - Y Estelle Murchison - Y Bill Brown - Y Kirby Hicks - Y Curtis Christian - Y Gregg Germer Y Rick Skiles - N

Changing the Bylaws and C&Rs. Ability to use the draft from John Tanzillo. Curtis thinks there is a proscribed period of time that we have to wait after a failed effort to pass amendments to the bylaws and will research. We will need 159 votes in favor of the amendment to pass any changes. Since a lot of work has been done we think we can move this to an election by January 2017. John Tanzillo indicated that the starting point does not include the issues we are discussing.

Bobby Knell: motion to form a committee to modify the bylaws and CC&Rs. Second by Rick In favor 6 and 1 abstention.

Bobby Knell - Y Estelle Murchison - Y Bill Brown - Y Kirby Hicks - Y Curtis Christian - A Gregg Germer Y Rick Skiles - Y

The Roads committee has done the job outlined in its charter and is now disbanded. Thanks to these individuals for their willingness to serve the POA over the last two years.

Motion to adjourn: Rick Skiles, Bill Brown seconded 7:45

Lone Star Paving Quotes: The initial quote only provided their recommended repairs for this year. The rest of the quotes are additional repairs recommended by individual road.

Email from Lone Star Paving: Kirby,

I have attached your proposals for River Mountain subdivision. The streets are all priced individually except the original overlay quote that was sent last week. Please let me know if you have any questions regarding the estimates.

As the POA considers maintenance work for 2016 and future years, here are some particulars that are important to address:

- Kill any grass/weeds that grow up through the asphalt and or chip seal surface.
- Plan on crack filling every year, crack fill is the most important preventative maintenance application.
- Keep the streets clean.

Respectfully,

Kennedy McLeod

Lone Star Paving

(M) 512.960.6085 (O) 512.271.2866 PO BOX 200608 Austin, Texas 78720 <u>Kennedy@LSpaving.com</u>

LONE	STAR			Date	Estir	mate No.
PAN	VING			8/2/2016		
	Road Suite 150 Tx 78759				oject	
Phone #	Fax #		I	River Mountain H	- IOA-Stree	t Overlavs
512-428-5778	512-233-0628		t	River Mountain Rd		
Description		Qty	U/M	UNIT PRICE		Total
River Mountain Rd repairs before second cattle guard:					s	
Saw/cut excavate failed asphalt, tack edges, and pave b	ack in with 4" of Type D HMAC				\$	-
and compact. Includes filling deteriorated edge with 6 t		51	SY	31.84	\$	1,623.84
					s	-
Windmill Run Overlay:					s	-
Level up existing road and overlay with 1.5" of Type D H	IMAC and compact	2004	SY	\$10.39	s	20.821.56
		2001			s	
Winding Trail Overlay:					s	
evel up existing road and overlay with 1.5" of Type D H	HMAC and compact	5330	SY	\$10.39	s	55,378.70
tever up existing road and overlay with 1.0 of Type DT	inno and compact.	0000			s	00,070.71
Prices are valid for construction performed through 12	DANC				s	
Thes are value for construction performed dirough 12					s	
				1		Total
	TAX ON MATERIALS INCLUDED				\$	77,824.10
PRICING INCLUDES	ONE MOBILIZATION, ADDITIONAL MO	BILIZATIONS WIL	L BE \$5,500	EACH.		
Estimator				Cus	tomer	
Kennedy McLeod				River Mo	ountain HC	DA
					y Hicks	
				kirby.hicks 512-8	acontoe. 347-2759	com
	Terms & Conditions			•		
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LONE	STAR			Date	Estir	mate No.
PA	VING					
	e Road Suite 150 Tx 78759			8/10/2016 Pro	ject	1
Phone #	Fax #		I	Mour	nt View	
512-428-5778	512-233-0628			Mount View Win		T., 70878
Description	512-255-0028	Qty	U/M	UNIT PRICE		Total
Pulverize existing base and asphalt with portland cem	ent to a depth of 5". Grade and				s	-
compact processed material. Apply tack coat and pave					s	-
HMAC and compact. Includes increasing the cul-de-sa					s	
recycle charge.		40	SY		s	14.000.00
Clean cracks free of debris and fill all cracks larger that	an 1/8" with hot pour rubberized				s	-
crack filler.		3240	LF	\$0.65	s	2,108.00
					\$	-
					s	-
*Excludes grass and weed treatment and removal.					s	-
*Price is valid for construction performed through 12/31/16	L				s	-
	TAX ON MATERIAL INCLUDED					Total
	TAX ON MATERIAL INCLODED				\$	16,106.00
PRICING INCLUDES	ONE MOBILIZATION, ADDITIONAL MO	DBILIZATIONS WILL	BE \$3.500	EACH.		
Estimator				r	omer	
Kennedy McLeod				River Mo	untain PC	A
					Hicks	
				kirby.hicks@	recontoe.	<u>com</u>
	Terms & Conditions					
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LONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF WORK LISTED IN THE "SCOPE OF WORK" ABOVE. ANY ADDITIONAL ITEMS OF WORK WILL REQUIRE A WRITTEN CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT RESPONSIBLE FOR DRAINAGE ISSUES ON SLOPES LESS THAN 2%. ALL QUANTITY OVERRUNS WILL BE VERIFIED IN PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TON.						
	Terms & Conditions					
Terms & Conditions All agreements must be made in writing. Asphalt paving standards for newly constructed areas are proposed to comply with the Texas Department of Transportation hot mix standards. Other paving specifications must be specifically outlined. All permits and fees are excluded unless otherwise noted. Lone Star Paving is not responsible for utility lines less than 12 inches deep. Lone Star Paving will carry Workers Compensation, General Liability and Auto Insurance for labor provided in the performance of this contract. The amounts included in this estimate are based on information provided and are subject to change if new information is provided or differing site conditions are encountered. The contractor is responsible for the paving purface. From time to time, the paving surface may have areas whereby additional hortmix must be applied to achieve desired results, the fees for these additional amounts of materials will be discussed and agreed to prior to commencement of work. All changes in the scope of the work must be agreed prior to the commencement of work. Fees for our services are due 30 days from the date of the invoice. Payments should be remitted to Asphalt Inc., LLC, PO box 200600, Austin, TX 78720. Unterest shall acrue for all mounts past due at the rate of eighteen percent (18%) compound interest per annum or highest legal limit. The Contractor agrees to pay reasonable attorney fees, expert fees, all costs of court, and any other expenses incurred by Asphalt Inc. in the collection of any sums due under the performance of this contract. The venue for any legal action under this contract shall be Travis County, Texas. The parties expressly agree to waive the right to a jury trial.						

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					Esti	mate	e
	LONE	STAR					
		VING			Date	Estin	nate No.
		Road Suite 150			8/10/2016		1
		Tx 78759		т	Pro	ject	
	Phone #	Fax #		ļ	River Mo	ountain Rd	
	512-428-5778	512-233-0628			River Mountain Rd.	Wimberle	y, Tx 78676
	Description		Qty	U/M	UNIT PRICE	1	Total
	Pulverize existing base and asphalt with portland cemer	nt to a depth of 5". Grade and				\$	-
	compact processed material. Apply tack coat and pave l					s	
		back in white of type b	290	SY	\$56.08	s	16,263.20
	HMAC and compact.		290	ST	\$00.08		10,203.20
	Clean cracks free of debris and fill all cracks larger than	1/8" with hot pour rubberized				\$	-
	crack filler.		7200	LF	\$0.65	\$	4,680.00
						\$	-
						\$	-
	*Excludes grass and weed treatment and removal.					\$	
	Price is valid for construction performed through 12/31/16.					\$	-
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		TAX ON MATERIAL INCLUDED				s	20,943,20
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	SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLO						CAVATION,
	LONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT						
	PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TOP		IN SLOPES LESS TH	AN 276. AL	LOUANTITTOVERRON	S WILL DE	VERIFIED IN
		Terms & Conditions					
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	the work must be agreed prior to the commencement of w inc., LLC, PO Box 200608, Austin, Tx 78720. Interest shall a legal limit. The Contractor agrees to ay reasonable attor sums due under the performance of this contract. The ver the right to a jury trial.	vork. Fees for our services are due 30 accrue for all amounts past due at the ney fees, expert fees, all costs of court,	days from the date rate of eighteen pe and any other exp	of the invo rcent (18% enses incu	ice. Payments should) compound interest p rred by Asphalt Inc in t	be remitte er annum he collecti	ed to Asphal or highest ion of any

	STAR				nate	
	VING			Date	Estimate No.	
	*			8/10/2016	1	
	Road Suite 150 Tx 78759		,	Pro	ject	
Phone #	Fax #			Trail Rid	ige Road	
512-428-5778	512-233-0628			Trail Ridge Road W	/imberley, Tx 78676	
Description		Qty	U/M	UNIT PRICE	Total	
Clean surface free of dirt and debris with tractor broom	Apply tack coat and overlay				\$ -	
existing road with 1.5" of Type D HMAC and compact.		4704	SY	12.62	\$ 59,364.48	
					ş -	
					\$ -	
					\$ -	
					\$ -	
					\$ -	
*Excludes grass and weed treatment and removal.					\$ -	
Price is valid for construction performed through 12/31/16.					\$ -	
	TAX ON MATERIAL INCLUDED				Total	
					\$ 59,364.48	
PRICING INCLUDES	ONE MOBILIZATION. ADDITIONAL MO	BILIZATIONS WILL	. BE \$3,500	EACH.		
Estimator	I			Cust	omer	
Kennedy McLeod				River Mountain POA		
				Kirby Hicks kirby.hicks@confoe.com		
				KI DY. HICKSU	conde.com	
	Terms & Conditions					
EXCLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, 1 SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLO						
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All agreements must be made in writing. Asphalt paving s	Terms & Conditions tandards for newly constructed areas a	re proposed to cor	noly with th	ne Texas Department o	f Transportation bot	
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to achieve desired results, the fees for these additional an						
the work must be agreed prior to the commencement of v Inc., LLC, PO Box 200608, Austin, Tx 78720. Interest shall a						
legal limit. The Contractor agrees to pay reasonable attor	ney fees, expert fees, all costs of court,	and any other exp	enses incur	red by Asphalt Inc in th	ne collection of any	
sums due under the performance of this contract. The ver the right to a jury trial.	nue for any legal action under this cont	ract shall be Travis	County, Te	xas. The parties expre	ssly agree to waive	

LONE PAT	STAR VING			Estii Date 8/10/2016	Estimate No.
11675 Jollyville Austin, T			_	Pro	ject
Phone #	Fax #			Water	Park N.
512-428-5778	512-233-0628				imberley, Tx 78676
Description		Qty	U/M	UNIT PRICE	Total
Clean cracks free of debris and fill all cracks larger than	1/8" with hot pour rubberized				\$-
crack filler.		5400	LF	0.65	\$ 3,510.0
					s -
					\$ -
					\$ -
					\$ -
					\$ -
*Excludes grass and weed treatment and removal.					\$ -
*Price is valid for construction performed through 12/31/16.					s -
	TAX ON MATERIAL INCLUDED			•	Total
					\$ 3,510.0
PRICING INCLUDES O	ONE MOBILIZATION. ADDITIONAL MO	BILIZATIONS WILL	BE \$1,500	EACH.	
Estimator				Cust	tomer
Kennedy McLeod				River Mo	untain POA
					/ Hicks @confoe.com
				KI DY. HOKS	geonice:com
	Terms & Conditions				
EXCLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, T SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLO					
LONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT I PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TON	RESPONSIBLE FOR DRAINAGE ISSUES O				
	Terms & Conditions				
All agreements must be made in writing. Asphait paving st mix standards. Other paving specifications must be specifi utility lines less than 12 inches deep. Lone Star Paving will contract. The amounts included in this estimate are based are encountered. The contractor is responsible for the pav to achieve desired results, the fees for these additional am the work must be agreed prior to the commencement of w inc., LLC, PD 80x 200608, Auxtin, Tx 78720. Interest shall legal limit. The Contractor agrees to pay reasonable attorn sums due under the performance of this contract. The ven the right to a lum trial.	cally outlined. All permits and fees ar carry Workers Compensation, Genera on information provided and are subj ing surface. From time to time, the pr ounts of materials will be discussed ar ork. Fees for our services are due 30 d ccrue for all amounts past due at the i ey fees, export fees, all costs of court,	e excluded unless of Liability and Auto ect to change if ner aving surface may h d agreed to prior t days from the date rate of eighteen pe and any other exp	otherwise n Insurance winformat have areas o commen of the invo rcent (18% enses incu	oted. Lone Star Paving for labor provided in the ion is provided or diffe whereby additional ho cement of work. All ch vice. Payments should compound interest p rred by Asphalt Inc in the	s is not responsible for the performance of thir ring site conditions tmix must be applied langes in the scope of be remitted to Aspha er annum or highest he collection of any

	CTAD.			Estir	mate	
LONE	STAR VING			Date	Estimate No.	
	* ING			8/10/2016	1	
	Road Suite 150 Tx 78759				ject	
Phone #	Fax #			Water Park Roa	ad-Partial Overlay	
512-428-5778	512-233-0628			Water Park Road V	Vimberley, Tx 78676	
Description		Qty	U/M	UNIT PRICE	Total	
Clean surface free of dirt and debris with tractor broom	Apply tack coat and overlay				s -	
existing road with 1.5" of Type D HMAC and compact.		4643	SY	12.62	\$ 58,594.66	
					s -	
					s -	
					s -	
					s -	
					s -	
*Excludes grass and weed treatment and removal.					s -	
*Price is valid for construction performed through 12/31/16.					s -	
	TAX ON MATERIAL INCLUDED			•	Total	
	TAX ON MATERIAL INCLUDED				\$ 58,594.66	
PRICING INCLUDES	ONE MOBILIZATION. ADDITIONAL MO	BILIZATIONS WILL	BE \$3.500	EACH.		
Estimator	I		,		tomer	
Kennedy McLeod	I			River Mountain POA		
					Hicks	
				kirby.hicks@	2confoe.com	
	Terms & Conditions			l		
EXCLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, 1						
SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLO	SURE FEES OR PERMITS, TEMPORARY	OR PERMANENT ST	RIPING, NI	SHI OR WEEKEND WO	кк.	
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CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT	RESPONSIBLE FOR DRAINAGE ISSUES O					
PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TO	N.					
	Terms & Conditions					
Terms & Conditions All agreements must be made in writing. Asphalt paving standards for newly constructed areas are proposed to comply with the Texas Department of Transportation hot mix standards. Other paving specifications must be specifically outlined. All permits and fees are excluded unless otherwise noted. Lone Star Paving is not responsible for utility lines less than 12 inches deep. Lone Star Paving will carry Workers Compensation, General Liability and Auto Insurance for labor provided in the performance of this contract. The amounts included in this estimate are based on information provided and are subject to change if new information is provided or differing site conditions are encountered. The contractor is responsible for the paving surface. From time to time, the paving surface may have areas whereby additional hotmix must be applied to achieve desired results, the fees for these additional amounts of materials will be discussed and agreed to prior to commencement of work. All changes in the scope of the work must be agreed prior to the commencement of work. Fees for our services are due 30 days from the date of the invoice. Payments should be remitted to Asphalt Inc, LLC, Po 80x 200608, Austin, TX 78720. Interest shall accrue for all amounts past due at the rate of eighteen percent (189%) compound interest per annum or highest legal limit. The Contractor agrees to pay reasonable attorney fees, expert fees, all costs of court, and any other expenses incurred by Asphalt Inc in the collection of any sums due under the performance of this contract. The venue for any legal action under this contract shall be Travis Country, Texas. The parties expressly agree to waive the right to a jury trial.						

Pulverize existing base and asphalt with portland cement to a depth of 5". Grade and compact processed material. Apply tack coat and pave back in with 2" of Type D HMAC and compact. 288 Clean cracks free of debris and fill all cracks larger than 1/8" with hot pour rubberized crack filler. 288 Clean cracks free of debris and fill all cracks larger than 1/8" with hot pour rubberized crack filler. 9900 L "Excludes overlay area. 9900 L "Excludes grass and weed treatment and removal. "Price is valid for construction performed through 12/31/16. Fax ON MATERIAL INCLUDED PRICING INCLUDES ONE MOBILIZATION. ADDITIONAL MOBILIZATIONS WILL BE 53 Estimator Estimator Kennedy MoLeod Excludes CONTROL OR FLAGMEN, LANE CLOSURE FEES OR PERMITS, TEMPORARY OR PERMANENT STRIPINI LONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF WORK LISTED IN THE "SCOPE OF WORK" ABOVE. ANY ADDITION CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT RESPONSIBLE FOR DRAINAGE ISSUES ON SLOPES LESS THAN 2% PLACE UPON COMPLETION AND BILLED AT S85.00 PER TON. All agreements must be made in writing. Asphalt paving standards for newly constructed areas are proposed to comply wink standards. Other paving specifications must be specifically outlined. All paving standards for newly constructed areas are proposed to comply wink standards. Other paving specifications must be specifically outlined. All paving standards for newly constructed areas are proposed to comply with standards. Other paving specifications must be specifically outlined.					
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		Date	Estimate No.		
Austin, Tx 78759 Phone # Fax # 512-428-5778 512-233-0628 Description Qty U/ Pulverize existing base and asphalt with portland cement to a depth of 5°. Grade and compact processed material. Apply tack coat and pave back in with 2° of Type D Qts S HMAC and compact. 268 S Clean cracks free of debris and fill all cracks larger than 1/8° with hot pour rubberized crack filler. 9000 L *Excludes overlay area. *Excludes overlay area. 9000 L *Excludes grass and weed treatment and removal. *Tax ON MATERIAL INCLUDED PRICING INCLUDES ONE MOBILIZATION. ADDITIONAL MOBILIZATIONS WILL BE 50 Estimator Estimator Estimator S Kennedy MoLeod NOT OR SURVEYING, SAFETY SLOPE INSTALL/REMO SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLOSURE FEES OR PERMITS, TEMPORARY OR PERMANENT STRIPIN SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLOSURE FEES OR PERMITS, TEMPORARY OR PERMANENT STRIPIN SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLOSURE FEES OR PERMITS, TEMPORARY OR PERMANENT STRIPIN PLACE UPON COMPLETION AND BILLED AT 585.00 PER TON. LONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF WORK LISTED IN THE "SCOPE OF WORK" ABOVE. ANY ADDITION CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT RESPONSIBLE FOR DRAINAGE ISSUES ON SLOPES LESS THAN 2% PLACE UPON COMPLETION AND BILLED AT 585.00 PER TON. <td< th=""><th></th><th>8/10/2016</th><th>1</th></td<>		8/10/2016	1		
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Estimator Kennedy McLeod EXCLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, TESTING, LAYOUT OR SURVEYING, SAFETY SLOPE INSTALL/REMC SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLOSURE FEES OR PERMITS, TEMPORARY OR PERMANENT STRIPING LONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF WORK LISTED IN THE "SCOPE OF WORK" ABOVE. ANY ADDITIO CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT RESPONSIBLE FOR DRAINAGE ISSUES ON SLOPES LESS THAN 2% PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TON. All agreements must be made in writing. Asphalt paving standards for newly constructed areas are proposed to comply write its standards. Other paving specifications must be specifically outlined. All Dermits and fees are excluded unless otherw utility lines less than 12 inches deep. Lone Star Paving will carry Workers Compensation, General Lubity and Auto Instru- contract. The amounts included in this estimate are based on information provided and are subject to change if new info are encountered. The contractor is responsible for the paving surface. From time to time, the paving surface may have a					
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Kennedy McLeod Terms & Conditions EXCLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, TESTING, LAYOUT OR SURVEYING, SAFETY SLOPE INSTALL/REMG SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLOSURE FEES OR PERMITS, TEMPORARY OR PERMANENT STRIPIN LONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF WORK LISTED IN THE "SCOPE OF WORK" ABOVE. ANY ADDITIO CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT RESPONSIBLE FOR DRAINAGE ISSUES ON SLOPES LESS THAN 25% PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TON. All agreements must be made in writing. Asphalt paving standards for newly constructed areas are proposed to comply with insistandards. Other paving specifications must be specifically outlined. All permits and fees are excluded unless otherw utility lines less than 12 inches deep. Lone Star Paving will carry Workers Compensation, General Lubitly and Auto Insure contract. The amounts included in this estimate are based on information provided and are subject to change if new info are encountered. The contractor is responsible for the paving surface. From time to time, the paving surface may have a	SE \$3,500		tomer		
EXCLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, TESTING, LAYOUT OR SURVEYING, SAFETY SLOPE INSTALL/REMO SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLOSURE FEES OR PERMITS, TEMPORARY OR PERMANENT STRIPIN UONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF WORK LISTED IN THE "SCOPE OF WORK" ABOVE. ANY ADDITIO CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT RESPONSIBLE FOR DRAINAGE ISSUES ON SLOPES LESS THAN 2% PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TON.			ountain POA		
EXCLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, TESTING, LAYOUT OR SURVEYING, SAFETY SLOPE INSTALL/REMO SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLOSURE FEES OR PERMITS, TEMPORARY OR PERMANENT STRIPIN UONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF WORK LISTED IN THE "SCOPE OF WORK" ABOVE. ANY ADDITIO CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT RESPONSIBLE FOR DRAINAGE ISSUES ON SLOPES LESS THAN 25% PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TON.		Kirb	y Hicks		
EXCLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, TESTING, LAYOUT OR SURVEYING, SAFETY SLOPE INSTALL/REMO SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLOSURE FEES OR PERMITS, TEMPORARY OR PERMANENT STRIPIN UONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF WORK LISTED IN THE "SCOPE OF WORK" ABOVE. ANY ADDITIO CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT RESPONSIBLE FOR DRAINAGE ISSUES ON SLOPES LESS THAN 25% PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TON.		kirby.hicks	@confoe.com		
SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLOSURE FEES OR PERMITS, TEMPORARY OR PERMANENT STRIPIN LONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF WORK LISTED IN THE "SCOPE OF WORK" ABOVE. ANY ADDITIO CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT RESPONSIBLE FOR DRAINAGE ISSUES ON SLOPES LESS THAN 2% PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TON. Terms & Conditions All agreements must be made in writing. Asphalt paving standards for newly constructed areas are proposed to comply wink standards. Other paving specifications must be specifically outlined. All permits and fees are excluded unless otherw utility lines less than 12 inches deep. Lone Star Paving will carry Workers Compensation, General Lubity and Auto Insure contract. The amounts included in this estimate are based on information provided and are subject to change if new infor are encountered. The contractor is responsible for the paving surface. From time to time, the paving surface may have a					
CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT RESPONSIBLE FOR DRAINAGE ISSUES ON SLOPES LESS THAN 2% PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TON. Terms & Conditions All agreements must be made in writing. Asphalt paving standards for newly constructed areas are proposed to comply w mix standards. Other paving specifications must be specifically outlined. All permits and fees are excluded unless otherw utility lines less than 12 inches deep. Lone Star Paving will carry Workers Compensation, General Liability and Auto Insure contract. The amounts included in this estimate are based on information provided and are subject to change if new info are encountered. The contractor is responsible for the paving surface. From time to time, the paving surface may have a					
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				Estin	nate
LONE	STAR			Date	Estimate No
PAV				8/10/2016	1
11675 Jollyville R Austin, Tx				Pro	ject
Phone #	Fax #		Ι	Windi	ng Trail
512-428-5778	512-233-0628		İ		mberley, Tx 78676
Description	512 255 6626	Qty	U/M	UNIT PRICE	Total
Pulverize existing base and asphalt with portland cement	to a depth of 5". Grade and				s -
compact processed material. Apply tack coat and pave ba					s -
HMAC and compact. Minimum recycle charge.		90	SY		\$ 14.000.
Clean cracks free of debris and fill all cracks larger than 1	/8" with hot pour rubberized				s .
crack filler.		11340	LF	\$0.65	\$ 7,371.
					\$.
*Excludes overlay area.					\$ -
* *Excludes grass and weed treatment and removal.					\$ -
Price is valid for construction performed through 12/31/16.					\$ -
	TAX ON MATERIAL INCLUDED			-	Total
	AX ON MATERIAL INCLODED				\$ 21,371.
PRICING INCLUDES OF	NE MOBILIZATION, ADDITIONAL MO	BILIZATIONS WIL	. BE \$3,500	EACH.	
Estimator				Cust	omer
Kennedy McLeod				River Mo	untain POA
					Hicks Dconfoe.com
				Kirby.nicks)	<u>gconide.com</u>
EXCLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, TE	Terms & Conditions				
EACLODES - BONDING, FEMMIS, OTICIT ADJOSTMENTS, TE SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLOSU					
LONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF W CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT R PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TON.	ESPONSIBLE FOR DRAINAGE ISSUES O				
	Terms & Conditions				
All agreements must be made in writing. Asphalt paving star mix standards. Other paving specifications must be specific utility lines less than 12 inches deep. Lone Star Paving will co contract. The amounts included in this estimate are based of are encountered. The contractor is responsible for the pavin to achieve desired results, the fees for these additional amount the work must be agreed prior to the commencement of wo inc., LLC, PO Box 200600, Austin, Tx 787220. Interest shall act legal limit. The Contractor agrees to pay reasonable attorne sums due under the performance of this contract. The venu the right to a juny trial.	ally outlined. All permits and fees are arry Workers Compensation, Genera In information provided and are subj gr surface. From time to time, the pa unts of materials will be discussed ar rk. Fees for our services are due 30 d rune for all amounts past due at the r y fees, expert fees, all costs of court,	e excluded unless of I Liability and Auto ect to change if ne aving surface may l ad agreed to prior t days from the date rate of eighteen pe and any other exp	otherwise r Insurance w information ave areas o commen of the invo rcent (18% enses incu	noted. Lone Star Paving for labor provided in the ion is provided or diffe whereby additional ho iccement of work. All ch oice. Payments should by compound interest pre- rred by Asphalt Inc in the	; is not responsible the performance of t ring site conditions tmix must be applie anges in the scope be remitted to Asple er annum or highes the collection of any

	STAR			Estir			
	STAR /ING			Date	Esti	nate No.	
	*			8/10/2016		1	
	Road Suite 150 Tx 78759		T	Pro	ject		
Phone #	Fax #			Windi	ng Trail		
512-428-5778	512-233-0628			Winding Trail Winding Trail Winding	nberley,	Tx 78676	
Description		Qty	U/M	UNIT PRICE		Total	
Pulverize existing base and asphalt with portland cemer	nt to a depth of 5". Grade and				\$	-	
compact processed material. Apply tack coat and pave t	oack in with 2" of Type D				\$		
HMAC and compact. Minimum recycle charge.		90	SY		\$	14,000.00	
Clean cracks free of debris and fill all cracks larger than	1/8" with hot pour rubberized				\$		
crack filler.		11340	LF	\$0.65	\$	7,371.00	
					s		
*Excludes overlay area.					\$	-	
*Excludes grass and weed treatment and removal.					\$	-	
Price is valid for construction performed through 12/31/16.					\$	-	
	TAX ON MATERIAL INCLUDED					Total	
	TAX ON MATERIAL INCLODED				\$	21,371.00	
PRICING INCLUDES	ONE MOBILIZATION. ADDITIONAL MO	BILIZATIONS WILL	BE \$3,500	EACH.			
Estimator				Cust	omer		
Kennedy McLeod				River Mountain POA			
					Kirby Hicks		
				kirby.hicks@	2confoe.	com	
	Terms & Conditions						
EXCLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, T SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLO						EXCAVATION,	
LONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF WORK LISTED IN THE "SCOPE OF WORK" ABOVE. ANY ADDITIONAL ITEMS OF WORK WILL REQUIRE A WRITTEN CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT RESPONSIBLE FOR DRAINAGE ISSUES ON SLOPES LESS THAN 2%. ALL QUANTITY OVERRUNS WILL BE VERIFIED IN PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TON.							
	Terms & Conditions						
Terms & Conditions All agreements must be made in writing. Asphalt paving standards for newly constructed areas are proposed to comply with the Texas Department of Transportation hot mix standards. Other paving specifications must be specifically outlined. All permits and fees are excluded unless otherwise noted. Lone Star Paving is not responsible for utility lines less than 12 inches deep. Lone Star Paving will carry Workers Compensation, General Liability and Auto Insurance for labor provided in the performance of this contract. The amounts included in this estimate are based on information provided and are subject to change if new information is provided or differing is te conditions are encountered. The contractor is responsible for the paving surface. From time to time, the paving surface may have areas whereby additional hotmix must be applied to achieve desired results, the fees for these additional amounts of materials will be discussed and agreed to prior to commencement of work. All changes in the scope of the work must be agreed prior to the commencement of work. Fees for our services are due 30 days from the date of the invice. Payments should be remitted to Asphalt Inc., LLC, PO Box 200608, Austin, Tx 78720. Interest shall accrue for all amounts past due at the rate of eighteen percent (18%) compound interest per annum or highest legal limit. The Contractor agrees to pay reasonable attorney fees, expert fees, all costs of court, and any other expenses incurred by Asphalt Inc in the collection of any sums due under the performance of this contract. The venue for any legal action under this contract shall be Travis Country, Texas. The parties expressly agree to waive the right to a jury trial.							

					Esti	mate		
	LONE	STAR			Date	Estimate No.		
		VING			8/10/2016	1		
		Road Suite 150 Tx 78759				ject		
	Phone #	Fax #		I	Winde	nill Run		
	512-428-5778	512-233-0628		İ	Windmill Run Wi	mberley, Tx 78676		
	Description		Qty	U/M	UNIT PRICE	Total		
Pu	Iverize existing base and asphalt with portland ceme	nt to a depth of 5". Grade and				s -		
co	mpact processed material. Apply tack coat and pave	back in with 2" of Type D				s -		
н	MAC and compact.		594	SY	\$46.03	\$ 27,341.82		
CI	ean cracks free of debris and fill all cracks larger thar	1/8" with hot pour rubberized				s -		
сг	ack filler.		32800	LF	\$0.65	\$ 21,320.00		
						s -		
"E	xcludes overlay area.					s -		
"E	xcludes grass and weed treatment and removal.					s -		
"P	rice is valid for construction performed through 12/31/16.					ş -		
		TAX ON MATERIAL INCLUDED				Total		
						\$ 48,661.82		
		ONE MOBILIZATION. ADDITIONAL M	BILIZATIONS WILL	L BE \$3,500				
	Estimator					omer		
	Kennedy McLeod	1				untain POA		
						/Hicks @confoe.com		
E	CLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, 1	Terms & Conditions	TY SLOPE INSTALL	REMOVAL	TEMP TAPERS FOR UT	ILITIES, EXCAVATION.		
	WCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLO							
CH	LONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF WORK LISTED IN THE "SCOPE OF WORK" ABOVE. ANY ADDITIONAL ITEMS OF WORK WILL REQUIRE A WRITTEN CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT RESPONSIBLE FOR DRAINAGE ISSUES ON SLOPES LESS THAN 2%. ALL QUANTITY OVERRUNS WILL BE VERIFIED IN PLACE UPON COMPLETION AND BILLED AT 585.00 PER TON.							
		Terms & Conditions						
m ut co ar to th in iej su	I agreements must be made in writing. Asphalt paving s ix standards. Other paving specifications must be specif ility lines less than 12 inches deep. Lone Star Paving will ntract. The amounts included in this estimate are based e encountered. The contractor is responsible for the pa- achieve desired results, the fees for these additional and e work must be agreed prior to the commencement of v c., LLC, PO Box 200608, Austin, TX 78720. Interest shall all limit. The contractor agrees to pay reasonable atton ms due under the performance of this contract. The ver- e right to a jury trial.	ically outlined. All permits and fees ar i carry Workers Compensation, Genera d on information provided and are subj ving surface. From time to time, the p nounts of materials will be discussed ar work. Fees for our services are due 300 accrue for all amounts past due at the in e fees, expert fees, all costs of court,	e excluded unless of I Liability and Auto ect to change if ne aving surface may l ad agreed to prior t days from the date rate of eighteen pe and any other exp	otherwise n Insurance w informat have areas to commen of the invo rcent (18% enses incu	oted. Lone Star Paving for labor provided in tl ion is provided or diffe whereby additional ho cement of work. All ch uice. Payments should) compound interest p rred by Asphalt Inc in t	t is not responsible for the performance of this ring site conditions tmix must be applied anges in the scope of be remitted to Asphal er annum or highest he collection of any		

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	*				Estir	nat	e		
	LONE PAV	Date	Esti	mate No.					
	PAV	VING			8/10/2016				
		Road Suite 150 Tx 78759				ject			
	Phone #	Fax#		I	Bluffvie	ew Drive			
	512-428-5778	512-233-0628		Ī	Bluffview Drive W	imberlev			
	Description		Qty	U/M	UNIT PRICE	<u> </u>	Total		
	Pulverize existing base and asphalt with portland ceme	nt to a depth of 5". Grade and				\$	-		
	compact processed material. Apply tack coat and pave	back in with 2" of Type D				\$			
	HMAC and compact. Minimum recycle charge.		169	SY		\$	14,000.00		
	Clean cracks free of debris and fill all cracks larger than	1/8" with hot pour rubberized				\$			
	crack filler.		38700	LF	\$0.65	\$	25,155.00		
						\$	-		
						\$			
	*Excludes grass and weed treatment and removal.					\$			
	*Price is valid for construction performed through 12/31/16.					\$			
		TAX ON MATERIAL INCLUDED					Total		
						\$	39,155.0		
	PRICING INCLUDES	ONE MOBILIZATION. ADDITIONAL MO	BILIZATIONS WILL	BE \$3,500	EACH.				
	Estimator				Cust	omer			
	Kennedy McLeod				River Mo		A		
					Kirby kirby.hicks@	Hicks	0000		
	EXCLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, 1	Terms & Conditions	TV SLOPE INSTALL	PEMOVAL	TEMP TAPEPS FOR UT	ILITIES I	EXCAVATION		
	SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLO								
	LONE STAR PAVING WILL EXECUTE ONLY THOSE ITEMS OF	WORK LISTED IN THE "SCOPE OF WOR	K" ABOVE, ANY A		ITEMS OF WORK WILL	REQUIR			
	CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT	RESPONSIBLE FOR DRAINAGE ISSUES O							
	PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TO	Ν.							
		Terms & Conditions					_		
	All agreements must be made in writing. Asphalt paving s	tandards for newly constructed areas a							
	mix standards. Other paving specifications must be specif utility lines less than 12 inches deep. Lone Star Paving will	l carry Workers Compensation, Genera	l Liability and Auto	Insurance	for labor provided in th	e perfor	mance of thi		
	contract. The amounts included in this estimate are based are encountered. The contractor is responsible for the par								
	to achieve desired results, the fees for these additional an	nounts of materials will be discussed ar	d agreed to prior t	o commen	cement of work. All ch	anges in	the scope of		
	the work must be agreed prior to the commencement of v Inc., LLC, PO Box 200608, Austin, Tx 78720. Interest shall a								
	legal limit. The Contractor agrees to pay reasonable attor	ney fees, expert fees, all costs of court,	and any other exp	enses incu	rred by Asphalt Inc in t	he collec	tion of any		
	sums due under the performance of this contract. The ver the right to a jury trial.	nue for any legal action under this cont	ract shall be Travis	County, Te	exas. The parties expre	ssly agre	e to waive		
	the light to a jury triat.								

				Estir	nate
	STAR			Date	Estimate No.
LONE STAR PLOTE Date 11675 Jollyville Road Suite 150 Austin, Tx 78759 B/10/2016 Phone # Fax # 11675 Jollyville Road Suite 150 Austin, Tx 78759 P Phone # Fax # Clean asphalt free of dirt and debris, trim edges, and spray on (2) uniform coats of asphalt emulsion. Oty U/M UNIT PRICE Clean cracks free of debris and fill all cracks larger than 1/8" with hot pour rubberized crack filler. 37227 SF 0.245 Clean cracks free of debris and fill all cracks larger than 1/8" with hot pour rubberized crack filler. 13500 LF \$0.65 *Excludes grass and weed treatment and removal. *Price is valid for construction performed through 12/31/16. TAX ON MATERIAL INCLUDED Estimator Kennedy McLeod River			8/10/2016	1	
				Pro	ject
Phone #	Fax #			Hermos	a Paloma
	512-233-0628				Vimberley, Tx 78676
Description		Qty	U/M	UNIT PRICE	Total
Clean asphalt free of dirt and debris, trim edges, and sp	ray on (2) uniform coats of				ş -
asphalt emulsion.		37227	SF	0.245	\$ 9,120.62
					<u>\$</u> -
	1/8" with hot pour rubberized				\$.
crack filler.		13500	LF	\$0.65	\$ 8,775.00
					<u>s</u> .
					<u>s</u> -
-					s - s -
"Price is valid for construction performed through 12/31/16.					ې د Total
	TAX ON MATERIAL INCLUDED				\$ 17,895.62
PRICING INCLUDES T	WO MOBILIZATIONS. ADDITIONAL M	OBILIZATIONS WIL	L BE \$1,50	0 EACH.	• 11,000.02
Estimator	I			Cust	omer
Kennedy McLeod					untain POA
					VHicks @confoe.com
EXCLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, 1		TY SLOPE INSTALL	REMOVAL	TEMP TAPERS FOR UT	ILITIES, EXCAVATION,
CHANGE ORDER IN ADVANCE. LONE STAR PAVING IS NOT	RESPONSIBLE FOR DRAINAGE ISSUES O				
mix standards. Other paving specifications must be specifications must be specifications for the set of the se	ically outlined. All permits and fees are carry Workers Compensation, Genera I on information provided and are subj ving surface. From time to time, the pr sounts of materials will be discussed ar vork. Fees for our services are due 30 d accrue for all amounts past due at the r ue fees, expert fees, all costs of court,	e excluded unless o I Liability and Auto ect to change if new aving surface may h ad agreed to prior t days from the date rate of eighteen per and any other exp	therwise n Insurance w informati nave areas o commeni of the invo rcent (18% enses incur	oted. Lone Star Paving for labor provided in th ion is provided or diffe whereby additional hot cement of work. All ch ice. Payments should i o compound interest pe rred by Asphalt Inc in th	t is not responsible for the performance of this ring site conditions tmix must be applied anges in the scope of be remitted to Asphalt er annum or highest he collection of any

	2			Estir	nate
				Date	Estimate No.
PACUING 8/10 11675 Jollyville Road Suite 150 Austin, Tx 78759 8/10 Phone # Fax # 512-428-5778 512-233-0628 Lone Ma					
				8/10/2016 Pro	ject
			I	Lone Mar	1 Overlook
	512-255-0628	Otv	U/M	UNIT PRICE	Wimberley, Tx 78676 Total
	at to a depth of 5". Grade and		57		s -
	-				s -
	Jack in white of type b	102	C Y		\$ 14,000.00
		102	51		
-	1/8" with not pour rubberized				\$ -
crack filler.		6840	LF	\$U.05	\$ 4,446.00
					\$ -
					ş -
					\$ -
"Price is valid for construction performed through 12/31/16.					\$ - T-t-1
	TAX ON MATERIAL INCLUDED				Total
					\$ 18,446.00
	ONE MOBILIZATION. ADDITIONAL MO	BILIZATIONS WILL	L BE \$3,500		
					omer
Kennedy McLeod	l				Intain POA
					Hicks confoe.com
EXCLUDES - BONDING REPARTS LITUITY ADJUSTMENTS T		TY SLOPE INSTALL		TEMP TAPEPS FOR UT	UTIES EXCAVATION
PLACE UPON COMPLETION AND BILLED AT \$85.00 PER TOP	۷.				
All agreements must be made in writing. Asphalt paying st		re proposed to cor	moly with t	he Texas Department o	f Transportation hot
mix standards. Other paving specifications must be specifi- utility lines less than 12 inches deep. Lone Star Paving will contract. The amounts included in this estimate are based are encountered. The contractor is responsible for the part to achieve desired results, the fees for these additional am the work must be agreed prior to the commencement of the linc, LLC, PO Box 200608, Austin, Tx 78720. Interest shall a	cally outlined. All permits and fees and carry Workers Compensation, General ion information provided and are subj ving surface. From time to time, the pa ounts of materials will be discussed an ork. Fees for our services are due 30 of corcure for all mounts past due at the r	excluded unless of Liability and Auto ect to change if nerving surface may h d agreed to prior t lays from the date ate of eighteen per	otherwise n Insurance f w informati have areas v to comment of the invo rcent (18%)	oted. Lone Star Paving for labor provided in th ion is provided or diffe whereby additional hot cement of work. All ch ice. Payments should) compound interest pe	is not responsible for e performance of this ring site conditions tmix must be applied anges in the scope of be remitted to Asphalt er annum or highest
	ue for any legal action under this cont	ract shall be Travis	County, Te	exas. The parties expre	ssly agree to waive

Vhite Wings ancho Grande as Lomas addle Ridge Mountain Crest iver Mountain	Annual POA Dues	Size	Road Maintenance	Park
Red Hawk Ranch	\$500	35 members	Private	
White Wings	\$480	7 members	Private	Х
Rancho Grande	\$400	30 lots (?)	Private, unpaved	
Las Lomas	\$680	66 lots	Private	1
Saddle Ridge	\$96	211 lots	Hays County	1
Mountain Crest	\$120	108 lots	Hays Co., since 2015	V
River Mountain Ranch Boerne	\$200	500 lots (approx.)	Kendall County	V

Dues information was not available on the association websites and was obtained by email or telephone from current officers and/or residents (typically past officers) of each association.

Comparison of Historical Road Spending

Subdivision or	Length of	Historical	Historical	Average \$ Per	Average \$
City	Road System	Road	Period	Year	Per Mile Per
		Expense			Year
Red Hawk	3.4 miles ⁽¹⁾	\$240,400 ⁽²⁾	2002-2015	\$17,170	\$5,075
Ranch					
City of	10 miles ⁽³⁾	\$573,600 ⁽⁴⁾	2012-2015	\$143,400	\$14,340
Woodcreek					
River Mountain	9 miles	\$435,000	2003-2015	\$33,460	\$3,718
Ranch					

 Length is 4.2 miles by odometer, of which 1.8 miles is full two-lane width of 18 to 20 feet and 2.4 miles is 12 to 15 feet, which combined is equivalent to 3.4 miles of 20' wide, two-lane roadway.

(2) Does not include \$200,000 dam repair in 2014.

(3) Road system length provided by City Secretary.

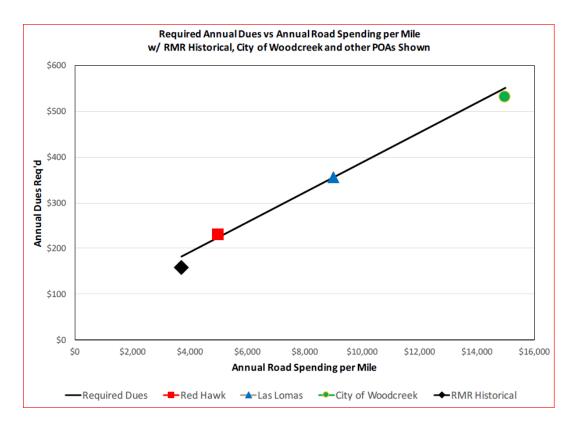
(4) Historical expenses taken from amended budgets on City website.

RMR and City of <u>Woodcreek</u> historical expenses include ROW mowing and tree trimming and road sign maintenance. Red Hawk Ranch does not break out these expenses.

The City of Woodcreek has an approved plan to spend \$1.7M on road repairs and improvements through 2027, or \$15,455 per mile per year, fairly similar to historical expense of \$14,340 per mile per year.

No historical expense data was provided by Las Lomas POA. Las Lomas POA has approximately 2.75 miles of roads, or roughly 30% as much as RMR POA, but generates about \$45,000 annually from dues, versus about \$40,000 for RMR POA. Non-road expenses are likely similar between Las Lomas and RMR, although Las Lomas does maintain a gated entrance and perimeter fencing, which RMR does not. Assuming Las Lomas spends \$20,000 annually (about \$5,000 more than RMR) on non-road expenses, annual road spending by Las Lomas POA could be \$25,000, or \$9,000 per mile per year.

Dues Required Chart to support X cost per mile average annual spending for internal roads.



Annual Budget for roads after \$420,000 special assessment to bring roads up to serviceable condition.

Year 2014	Jan		Feb		Mar		Apr	1	Ma	iy .	June		July		Aug	5	Sej	pt	Oct		No	v	Dec		Tota	l
Income									-						-		⊢									
Membership Income					\$ 40	000.00	¢	40,000.00	¢	5 000 00	\$ 5	000.00	•	1 000 00	-		-								s	91.00
Transfer Fees	• •	50.00	\$	50.00	\$ 40	50.00	s	50.00	s		s of	50.00	\$	50.00	\$	50.00	\$	50.00	s	50.00	\$	50.00	\$	50.00		60
Interest Income		50.00	•	30.00		30.00	-	30.00		30.00	-	30.00	-	30.00	-	30.00	-	30.00	-	30.00	•	30.00	ŝ	5.00	-	
interest income									-								1						•	200	•	
Total Income	\$ 5	50.00	\$	50.00	\$ 40	,050.00	\$	40,050.00	\$	5,550.00	\$5,	050.00	\$ 1	1,050.00	\$	50.00	\$	50.00	\$	50.00	\$	50.00	\$	55.00	\$ \$	92,10
Expenses									F								T								\$	
Insurance																									\$	
General Liability									\$	2,000.00															\$	2,00
Directors Liability									\$	1,550.00															\$	1,55
Legal - Professio nal									-						-		-								\$ \$	
Bookeeping/Secretarial	\$ 20	00.00	\$	200.00	s	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00		2.40
Legal			•		-	200.00	-	200.00	ĺ	20000	-		•	200.00	-	200.00	Ĺ	200.00	-	200.00	•	200.00	Ť	200.00	\$	2,10
Office and Communications									-						-		-								S S	
Mail-member dues/meetings	\$ 20	05.00							1		s	205.00			-		t						\$	205.00		61
Software			\$	249.00					1		Ť	200100	\$	150.00			-						Ť	200.00	s	39
Web Hosting	\$ 1	10.00	s	10.00	s	10.00	s	10.00	\$	10.00	s	10.00	-	10.00	s	10.00	\$	10.00	s	10.00	\$	10.00	s	10.00	s	12
Othersoftware		10.00	*	10.00		10.00	*	10.00		10.00		10.00	•	10.00		10.00		10.00	•	10.00	•	10.00	-	10.00	s	12
Othersonware									-								-								s	
Other									1								1								s	
Office of the Sec of State	\$	8.33	\$	8.33	\$	8.33	\$	8.33	\$	833	\$	8.33	\$	8.33	\$	8.33	\$	8.33	\$	8.33	\$	8.33	\$	833	\$	9
Property Taxes	\$ 4	44.16	\$	44.16	\$	44.16	\$	44.16	\$	44.16	\$	44.16	\$	44.16	\$	44.16	\$	44.16	\$	44.16	\$	44.16	\$	44.16	\$	52
Utilities	\$ 3	35.00	\$	35.00	\$	35.00	\$	35.00	\$	35.00	\$	35.00	\$	35.00	\$	35.00	\$	35.00	\$	35.00	\$	35.00	\$	35.00	\$	42
Miscellaneous	\$ 1	15.00	\$	15.00	\$	15.00	\$	15.00	\$	15.00	\$	15.00	\$	15.00	\$	15.00	\$	15.00	\$	15.00	\$	15.00	\$	15.00	\$	18
Meeting Expenses	\$ 14	40.00					\$	35.00			\$	140.00			\$	35.00					\$	35.00	\$	35.00	\$	42
Mail Box Rental																			\$	28.00					\$	2
Bank Service Charges	\$	5.00	\$	5.00	\$	5.00	\$	5.00	\$	5.00	\$	5.00	\$	5.00	\$	5.00	\$	5.00	\$	5.00	\$	5.00	\$	5.00	\$	6
																									\$	
Architectural Control	\$ 1	10.00	\$	10.00	\$	10.00	\$	10.00	\$	10.00	\$	10.00	\$	10.00	\$	10.00	\$	10.00	\$	10.00	\$	10.00	\$	10.00	\$	12
Park - trash- porta potty	\$ 25	50.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00		3,00
Total Expenses	¢ 0'	22.49	\$	826.49	s	577.49	•	612.49		4.127.49	•	922.49		727.49	\$	612.49		577.49	\$	605.49		612.49	\$	817.49	\$ \$	11.94
Total Expenses	3 74	6647	•	62647	3	5//.47	3	612,49	3	4,127.47	3	7447	3	727.49	3	61249	3	577.49	3	605,49	\$	61249	•	61/.47	5	11,74
Available for Cap Improvements	\$ (8)	72 .49)	\$ (776,49)	\$ 39	,472.51	\$	39,437.51	\$	1,422.51	\$4,	127.51	\$	322.51	\$	(562.49)	\$	(527.49)	\$	(555.49)	\$	(562.49)	\$	(762.49)	\$	80,16
Reserves for									-						-		-								\$ \$	
Roads									-						-		⊢								s	
Signs									-						-		⊢								s	
Park									-						-		⊢								s	
									-						-		⊢								s	
Signs Fire equipment									-						-		-								s	