

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: The POA Board 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, e tc. 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 summary of roads status per the agenda items. Historically, RMR has been the most expensive to maintain, more that all the internal roads combined. Lone Star Paving completed estimates to repair all roads. We plan 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. Estelle 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

Kennedy@LSpaving.com



Estimate

Date	Estimate No.
8/2/2016	1
Project	
River Mountain HOA-Street Overlays	
River Mountain Rd. Wimberley, Tx 78676	

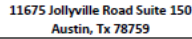
Phone #		Fax #		River Mountain HOA-Street Overlays	
512-428-5778		512-233-0628		River Mountain Rd. Wimberley, Tx 78876	
Description		Qty	U/M	UNIT PRICE	Total
River Mountain Rd repairs before second cattle guard:					\$ -
Saw/cut excavate failed asphalt, tack edges, and pave back in with 4" of Type D HMAc and compact. Includes filling deteriorated edge with 6 tons of hot mix.		51	SY	31.84	\$ 1,623.84
Windmill Run Overlay:					\$ -
Level up existing road and overlay with 1.5" of Type D HMAc and compact.		2004	SY	\$10.39	\$ 20,821.56
Winding Trail Overlay:					\$ -
Level up existing road and overlay with 1.5" of Type D HMAc and compact.		5330	SY	\$10.39	\$ 55,378.70
*Prices are valid for construction performed through 12/31/16.					\$ -
TAX ON MATERIALS INCLUDED					Total
					\$ 77,824.10
PRICING INCLUDES ONE MOBILIZATION. ADDITIONAL MOBILIZATIONS WILL BE \$5,500 EACH.					
Estimator			Customer		
Kennedy McLeod			River Mountain HOA		
			Kirby Hicks		
			kirby.hicks@coortec.com		
			512-847-2759		
Terms & Conditions					
EXCLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, TESTING, LAYOUT OR SURVEYING, SAFETY SLOPE INSTALL/REMOVAL, TEMP TAPERS FOR UTILITIES, EXCAVATION, SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLOSURE FEES OR PERMITS, TEMPORARY OR PERMANENT STRIPING, NIGHT OR WEEKEND WORK.					
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					
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 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 County, Texas. The parties expressly agree to waive the right to a jury trial.					

The above prices, specifications, and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above.

Accepted by: _____

Date: _____

Title: _____



Date	Estimate No.
8/10/2016	1
Project	
Mount View	
Mount View Wimberley, Tx 78676	

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. LOE 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.



11675 Jollyville Road Suite 150
Austin, Tx 78759

Estimate

Date	Estimate No.
8/10/2016	1

Project

River Mountain Rd.
River Mountain Rd. Wimberley, Tx 78676

Phone #		Fax #		River Mountain Rd.	
512-428-5778		512-233-0628		River Mountain Rd. Wimberley, Tx 78676	
Description		Qty	U/M	UNIT PRICE	Total
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 HMA and compact.		290	SY	\$56.08	\$ - \$ - \$ 16,263.20
Clean cracks free of debris and fill all cracks larger than 1/8" with hot pour rubberized crack filler.		7200	LF	\$0.05	\$ - \$ 4,080.00
*Excludes grass and weed treatment and removal.					\$ -
*Price is valid for construction performed through 12/31/16.					\$ -
TAX ON MATERIAL INCLUDED					Total
					\$ 20,943.20

PRICING INCLUDES ONE MOBILIZATION. ADDITIONAL MOBILIZATIONS WILL BE \$3,500 EACH.

Estimator	Customer
Kennedy McLeod	River Mountain POA
	Kirby Hicks
	kirby.hicks@corfoe.com

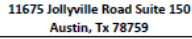
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11675 Jollyville Road Suite 150
Austin, Tx 78759

Date	Estimate No.
8/10/2016	1

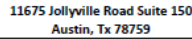
Trail Ridge Road
Trail Ridge Road Wimberley, Tx 78676

PRICING INCLUDES ONE MOBILIZATION. ADDITIONAL MOBILIZATIONS WILL BE \$3,500 EACH.	
Estimator	Customer
Kennedy McLeod	River Mountain POA
	Kirby Hicks
	kirby.hicks@coorfoe.com

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Date	Estimate No.
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Project

Project

Water Park N.

Water Park N. Wimberley, Tx 78676

Phone #		Fax #		Water Park N.	
512-428-5778		512-233-0628		Water Park N. Wimberley, 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	\$ -
					\$ 3,510.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
*Excludes grass and weed treatment and removal.					\$ -
*Price is valid for construction performed through 12/31/16.					\$ -
TAX ON MATERIAL INCLUDED					Total
					\$ 3,510.00

PRICING INCLUDES ONE MOBILIZATION. ADDITIONAL MOBILIZATIONS WILL BE \$1,500 EACH.

Estimator	Customer
Kennedy McLeod	River Mountain POA
	Kirby Hicks
	kirby.hicks@comfco.com

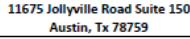
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[Terms & Conditions](#)

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11675 Jollyville Road Suite 150
Austin, Tx 78759

Date	Estimate No.
8/10/2016	1

Water Park Road-Partial Overlay
Water Park Road Wimberley, Tx 78676

PRICING INCLUDES ONE MOBILIZATION. ADDITIONAL MOBILIZATIONS WILL BE \$3,500 EACH.	
Estimator	Customer
Kennedy McLeod	River Mountain POA
	Kirby Hicks
	kirby.hicks@coconfoe.com

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11675 Jollyville Road Suite 150
Austin, Tx 78759

Estimate

Date	Estimate No.
------	--------------

8/10/2016

1

Project

Water Park Road

Water Park Rd Wimberley, Tx 78676

Phone #		Fax #		Water Park Road	
512-428-5778		512-233-0628		Water Park Rd Wimberley, Tx 78676	
Description		Qty	U/M	UNIT PRICE	Total
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 HMA and compact.		208	SY	\$56.08	\$ -
Clean cracks free of debris and fill all cracks larger than 1/8" with hot pour rubberized crack filler.		9900	LF	\$0.65	\$ -
*Excludes overlay area.					\$ 15,029.44
*Excludes grass and weed treatment and removal.					\$ -
*Price is valid for construction performed through 12/31/16.					\$ -
TAX ON MATERIAL INCLUDED					\$ 6,435.00
					\$ -
Total					\$ -
					\$ -
					\$ 21,464.44

PRICING INCLUDES ONE MOBILIZATION. ADDITIONAL MOBILIZATIONS WILL BE \$3,500 EACH.

Estimator	Customer
Kennedy McLeod	River Mountain POA
	Kirby Hicks
	kirby.hicks@confoe.com

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11675 Jollyville Road Suite 150
Austin, Tx 78759

Estimate

Date	Estimate No.
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8/10/2016

1

Project

Winding Trail

Winding Trail Wimberley, Tx 78678

Phone #	Fax #
512-428-5778	512-233-0628

Description	Qty	U/M	UNIT PRICE	Total
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 HMA and compact. Minimum recycle charge.	90	SY		\$ -
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
*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
				\$ 21,371.00

PRICING INCLUDES ONE MOBILIZATION. ADDITIONAL MOBILIZATIONS WILL BE \$3,500 EACH.

Estimator	Customer
Kennedy McLeod	River Mountain POA
	Kirby Hicks
	kirby.hicks@confco.com

Terms & Conditions

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11675 Jollyville Road Suite 150
Austin, Tx 78759

Estimate

Phone #	Fax #
512-428-5778	512-233-0628

Date	Estimate No.
8/10/2016	1

Project
Winding Trail
Winding Trail Wimberley, Tx 78676

Description	Qty	U/M	UNIT PRICE	Total
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 HMA and compact. Minimum recycle charge.	90	SY		\$ -
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
*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

\$ 21,371.00

PRICING INCLUDES ONE MOBILIZATION. ADDITIONAL MOBILIZATIONS WILL BE \$3,500 EACH.

Estimator	Customer
Kennedy McLeod	River Mountain POA
	Kirby Hicks
	kirby.hicks@confoe.com

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11675 Jollyville Road Suite 150
Austin, Tx 78759

Estimate

Date	Estimate No.
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8/10/2016 1

Project

Windmill Run

Windmill Run Wimberley, Tx 78678

Phone #	Fax #
512-428-5778	512-233-0628

Description	Qty	U/M	UNIT PRICE	Total
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.	594	SY	\$48.03	\$ 27,341.82
Clean cracks free of debris and fill all cracks larger than 1/8" with hot pour rubberized crack filler.	32800	LF	\$0.65	\$ 21,320.00
*Excludes overlay area.				\$ -
*Excludes grass and weed treatment and removal.				\$ -
*Price is valid for construction performed through 12/31/18.				\$ -
TAX ON MATERIAL INCLUDED				Total
				\$ 48,661.82

PRICING INCLUDES ONE MOBILIZATION. ADDITIONAL MOBILIZATIONS WILL BE \$3,500 EACH.

Estimator	Customer
Kennedy McLeod	River Mountain POA
	Kirby Hicks
	kirby.hicks@conroe.com

Terms & Conditions

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11675 Jollyville Road Suite 150
Austin, Tx 78759

Estimate

Date	Estimate No.
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8/10/2016 1

Project

Bluffview Drive

Bluffview Drive Wimberley, Tx 78676

Phone #		Fax #		Bluffview Drive	
512-428-5778		512-233-0628		Bluffview Drive Wimberley, Tx 78676	
Description		Qty	U/M	UNIT PRICE	Total
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. 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
					\$ 39,155.00

PRICING INCLUDES ONE MOBILIZATION. ADDITIONAL MOBILIZATIONS WILL BE \$3,500 EACH.

Estimator	Customer
Kennedy McLeod	River Mountain POA
	Kirby Hicks
	kirby.hicks@confco.com

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11675 Jollyville Road Suite 150
Austin, Tx 78759

Estimate

Date	Estimate No.
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8/10/2016	1
Project	

Hermosa Paloma
Hermosa Paloma Wimberley, Tx 78676

Phone #	Fax #
512-428-5778	512-233-0628

Description	Qty	U/M	UNIT PRICE	Total
Clean asphalt free of dirt and debris, trim edges, and spray on (2) uniform coats of asphalt emulsion.	37227	SF	0.245	\$ -
				\$ 9,120.62
Clean cracks free of debris and fill all cracks larger than 1/8" with hot pour rubberized crack filler.	13500	LF	\$0.65	\$ -
				\$ 8,775.00
*Excludes grass and weed treatment and removal.				\$ -
*Price is valid for construction performed through 12/31/16.				\$ -

TAX ON MATERIAL INCLUDED

Total
\$ 17,895.62

PRICING INCLUDES TWO MOBILIZATIONS. ADDITIONAL MOBILIZATIONS WILL BE \$1,500 EACH.

Estimator
Kennedy McLeod

Customer
River Mountain POA
Kirby Hicks
kirby.hicks@confoe.com

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11675 Jollyville Road Suite 150
Austin, Tx 78759

Estimate

Date	Estimate No.
8/10/2016	1

Project

Lone Man Overlook
Lone Man Overlook Wimberley, Tx 78676

Phone #		Fax #		Lone Man Overlook	
512-428-5778		512-233-0628		Lone Man Overlook Wimberley, Tx 78676	
Description		Qty	U/M	UNIT PRICE	Total
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		102	SY		\$ -
HMAC and compact. Minimum recycle charge.					\$ -
Clean cracks free of debris and fill all cracks larger than 1/8" with hot pour rubberized crack filler.		6840	LF	\$0.65	\$ 14,000.00
					\$ -
					\$ 4,446.00
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Estimator	Customer
Kennedy McLeod	River Mountain POA
	Kirby Hicks
	kirby.hicks@confoe.com

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Survey of Comparable Property Owners Associations

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

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

(1) 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.

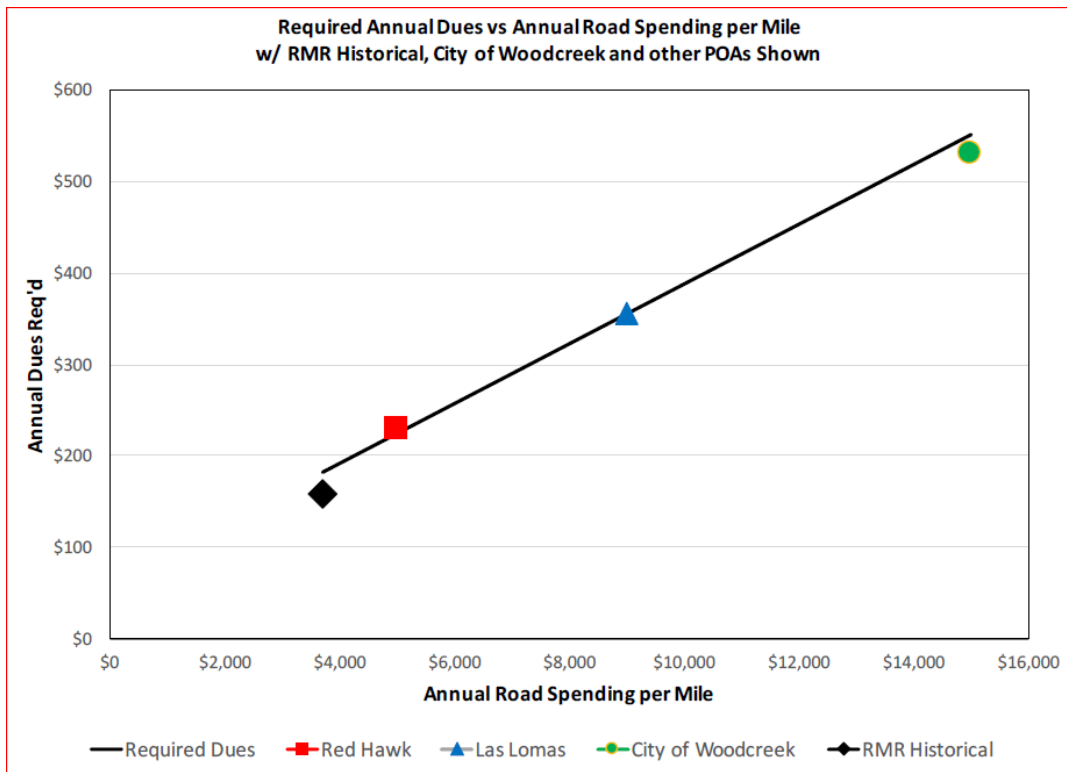
(4) Historical expenses taken from amended budgets on City website.

RMR and City of Woodcreek 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.

[illegible]