

POA Board Meeting

Thursday, December 08, 2016

5:57 PM

1. Call to Order @ 6:03 pm. Bobby
2. Roll Call & Declaration of Quorum. Bobby
 - Bobby Knell
 - Kirby Hicks
 - Estelle Murchison
 - Rick Skiles
 - Gregg Germer
 - Bill Brown
 - Curtis Christian

John Tanzillo - present to review the new website
3. President's Remarks. Bobby
4. Conflict of Interest Declarations. Bobby
5. Owners Forum (Signup sheet) John will review website Owners
6. Discussion & Consider Action for Board Meeting Minutes
 - a) Reading & Approval of Minutes of August 11, 2016 Meeting. Estelle will send the additional wording to Kirby and we will approve at next meeting. Wants statement added to the effect that River Mountain Rd. was almost 50% of road repair cost in the past.
 - b) Reading & Approval of Minutes of October 13, 2016 Meeting. Motion to approve 13 Oct minutes by Rick Skiles, 2nd by Bobby Knell.
7. Treasurer's Financial Report
 - Rick Skile's reports attached
 - \$46,402 in checking
 - \$10,593 in CDs
 - Roadwork not yet included. Will be about \$31K. LMO rework required.
8. Secretary's Report - Kirby Hicks: Nothing new to report
9. Committee Reports:
 - Roads – Kirby Hicks: Have not yet found road side mower but will continue to pursue. Lone Star Paving coming out to look at the repair work on Lone Man Overlook. They repaired more road than planned, but failed to get the entire area where the base failure was marked. Invoice will be for around \$31K when it comes. The large pile of road base next to the repaired area of River Mountain Rd. is available for use to improve washed out road shoulders and or improve the dirt roads in the park. Tree leaning over Mountain view is on Horace's property. Gregg and Kirby will eventually get that cut down. No issues with authorization as Horace asked someone to help him remove it a year ago...

- Parks – Bill Brown: Nothing to update on the park. \$2,018.96 spent on the park this year. About \$400 below budget.
- ACC – Bobby Knell & Estelle Murchison: Committee discussed the need to ensure that we always get two sets of plans for all construction projects. Bobby will follow up with a resident for which we only have one plan.
- Communications – Estelle Murchison: No new update

10. Old business:

- a) Removal of reflective strip on shoulder of RMR. (will not be addressed by RMR as Highway Patrol stopped us from burning ourselves.)
- b) Replacement of gazebo roofs in the park. (deferred for future consideration. Bill will look into getting an estimate to repair for consideration next year.)
- c) Revision of Bylaws and CC&R's (Will not have it ready for the Annual General Meeting. Will shoot for June meeting and try to get something done by then.)

11. New Business:

- a) Discussion regarding nominations for Board Directors. (discussion indicates that we probably have six nominations for the election)
- b) Discussion regarding AGM:
 - i. Refreshments - Estelle will not be at the meeting so someone else will need to take care of refreshments.
 - ii. Mailing of Ballots - must be mailed by 23 December. Will probably go out the end of this week. Ballots are due by 17 January 2017. Hellen will collect all ballots which will be counted during the AGM.
- c) Discussion and consideration of action regarding the revised website
- d) Discussion of garbage disposal companies - Gregg Germer: Could we reduce three vendors down to one vendor to reduce wear and tear on the roads. Can we go to the garbage companies and solicit bids to take all the business. Transition to the selected trash company would have to be voluntary.
- e) John Tanzillo walked us through the new website. Great improvement over the old one. All agreed the work was outstanding and really appreciate John's continued volunteer support of RMR!

12. Future Agenda Items: None. We will work on the AGM agenda off line.

13. Adjournment @ 6:53 pm.

5:28 PM
01/16/17
Cash Basis

River Mountain Ranch POA
Balance Sheet
As of December 31, 2016

		Dec 31, 16
ASSETS		
Current Assets		
Checking/Savings		46,569.62
Checking #4152		10,591.83
Wells Fargo C.D.		
Total Checking/Savings		57,161.45
Total Current Assets		57,161.45
Fixed Assets		
Fire Protection Water Tank		11,750.10
Total Fixed Assets		11,750.10
TOTAL ASSETS		68,911.55
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Construction Deposits Payable		7,000.00
Total Other Current Liabilities		7,000.00
Total Current Liabilities		7,000.00
Total Liabilities		7,000.00
Equity		
Retained Earnings		34,601.44
Net Income		27,310.11
Total Equity		61,911.55
TOTAL LIABILITIES & EQUITY		68,911.55

5:26 PM
01/16/17
Cash Basis

River Mountain Ranch POA
Profit & Loss Budget Performance
December 2016

	Dec 16	Budget	Jan - Dec 16	YTD Budget	Annual Budget
Income					
Membership Income	158.01	0.00	37,107.33	38,000.00	38,000.00
Transfer Fees	0.00	0.00	1,200.00	0.00	0.00
Interest Income	0.00	0.00	0.89	0.00	0.00
Miscellaneous Income	9.24	0.00	201.72	0.00	0.00
Total Income	167.25	0.00	38,509.94	38,000.00	38,000.00
Gross Profit	167.25	0.00	38,509.94	38,000.00	38,000.00
Expense					
Insurance					
General Liability	0.00	0.00	2,000.00	1,800.00	1,800.00
Directors' Liability	0.00	0.00	2,285.00	1,275.00	1,275.00
Insurance - Other	0.00		34.00		
Total Insurance	0.00	0.00	4,299.00	2,875.00	2,875.00
Legal-Prof Fees	0.00	50.00	1,830.00	600.00	600.00
Office Expenses					
Bookkeeping & Secretarial Exp	0.00	383.33	0.00	4,800.00	4,800.00
Total Office Expenses	0.00	383.33	0.00	4,800.00	4,800.00
Other Expenses					
Bank Fees	0.00	5.00	58.54	60.00	60.00
Meeting Expense	0.00	75.00	398.16	900.00	900.00
Liens/Release Filing Fees	0.00	0.00	0.00	0.00	0.00
Mailbox Rental	0.00	2.50	0.00	30.00	30.00
Total Other Expenses	0.00	82.50	456.70	990.00	990.00
Park Expenses	0.00	137.50	2,438.39	1,850.00	1,850.00
Roads Expenses/Front Entrance	0.00	1,875.00	259.52	22,500.00	22,500.00
Architectural Control	0.00	8.33	0.00	100.00	100.00
Office of Communications					
Mailout & Office Expenses	0.00	131.25	640.37	1,575.00	1,575.00
Software/Website	0.00	66.67	383.64	800.00	800.00
Total Office of Communications	0.00	197.92	1,024.01	2,375.00	2,375.00
Office of Secretary	0.00	8.33	7.73	100.00	100.00
Property Taxes	0.00	435.00	513.22	435.00	435.00
Utilities - Electricity	0.00	33.33	371.26	400.00	400.00
Total Expense	0.00	3,211.24	11,199.83	36,625.00	36,625.00
Net Income	167.25	-3,211.24	27,310.11	1,375.00	1,375.00

