

## January 23, 2016 General Meeting RMR POA

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

Bobby called the meeting to order at 10:06 AM

Opening statement from Bobby: His central charge was "civility" at our POA meetings. He urged everyone to respect the speakers, and to refrain from speaking over them, or using disrespectful language, etc.

It was noted that a quorum was present.

**The motion to accept the minutes from last year's general meeting was made by Jeff Peterson, and seconded by Jerry Martin; the vote was unanimous to accept the minutes.**

Bobby also mentioned that he had received a call from a RMR homeowner concerned about hearing gun shots. He said that he suggested she call the sheriff, but he would inform the board.

### Reports:

Financial... Rick Skiles - \*Please see sheet below

Secretary... Bruce Calkins - Nothing to report

Roads... Kirby Hicks - **Old Business:**

The primary focus for 2015 was twofold:

1. Prepare for and hold a Hays County managed chapter 253 election to transfer ownership and maintenance of our roads to the county.
  2. Accomplish the minimum necessary repairs at our cost to maintain the roads until we learn the outcome of the election.
1. Election Status - A committee was formed to develop a master list of properties and owner addresses by lot number. This information was provided to the County on 18 May and subsequent to the Memorial Day flood the County Clerk's Office indicated that they were pulling all the original deeds based upon the committee's work. The County completed their updates and forwarded the master list with 21 owner mailing addresses still not determined. We researched and reduced to a 4 address gap by mid-October. The County was then hit with the October flood and is now working diligently to identify all outstanding mailing addresses as well as any properties that have changed hands since September. We will continue to follow-up to ensure that the election is completed in time to make the fiscal 2017 budget which is due in May. Work could begin by calendar year end if we make the 2017 budget.
  2. Road Repairs – Basic repairs to our roads were completed in late September at a cost of \$37,696.
  3. Second cattle guard repaired. Cost of welding \$300. If the County takes over the roads we plan to replace the cattle guard at that time.
  4. Significant dip from 3237 to River Mountain Rd. Previous Road Chair initiated communications with TXDOT. That communication trail has been reopened. No response as of this meeting.
  5. Reflection strip at 3237 and River Mountain Rd extends into the middle of the intersection. Old communications reinitiated, but no response as of this meeting.

### **New Business/Known Issues**

1. Close with the County and accomplish Chapter 253 election.
2. Roadside grading and additional base rock to build up shoulders eroded by the floods of 2015. The Board has voted to defer this work until Spring 2016. This work would cost around \$3,000 depending on how many loads of base material are required.

3. Cold sealing of cracks on Hermosa Paloma. Cold sealing work would cost an additional \$1,600 and the board tabled the proposal for a vote at this general session.
4. Upgrade intersection lighting at 3237 and River Mountain road by purchasing and having PEC install an 8' arm to replace our existing 2' arm. Cost will be less than \$250.

#### **General Information/Summary**

- Annual cost to maintain RMR roads has averaged \$33,400 per year since 2003.
- Road projects needed as of January 2015 total cost \$88,000. These are identified repairs that we could not afford in 2014.
- Roads are at the end of their serviceable life, according to the experts, and cost to maintain will only go up.
- Special assessments will be necessary in the future if we do not approve the Chapter 253 election.
- Crushed culverts or inadequate drainage should be repaired to prevent damage to RMR roads.

A question from a general member was asked: How many White Wings residents are involved in paying dues towards POA and roads? David Agee's answer was...8.

Kirby spoke to a list of current road issues... second cattle guard repairs/maintenance, issue with the "dip" at the FM3237 entrance, also with the reflection strip at the same intersection; He hopes to repair road edges to some extent in the spring and any other obtrusive pot holes; He is working hard to close the "253" election with the county; sealing cracks on Hermosa Paloma needs further discussion; also more discussion needed on possibility of extending light pole at entrance; Ms. Middleton asked we could add reflectors there, which the board will discuss at the next meeting. Lastly, he mentioned the continuing drainage problems caused by some homeowners neglecting their drainage pipes at the entrance to some driveways.

Mr Walker asked why we were not moving forward on the county road takeover... answer was that the county was the hold up. Jeanne Martin asked if general members should write letters to the county?... David Agee suggested that we go through our state representative in order to initiate some action from TXDOT on our issues at the FM3237 entrance to RMR. ... Brian Edsel asked about the cost to each lot if the county assumed our road maintenance... answer was approximately 7 years at \$500/yr.

Jeanne Martin thanked Kirby for his terrific work as Road chair/board member. Much applause followed for Kirby.

Architectural: Bill Brown... Reported 8 houses under construction, plus one to start.

Park: Bill Brown...(also Estelle) ... Bill and Estelle gave a summary of post-flood activities at the park, giving thanks to the few volunteers that have helped. They reiterated the sentiments of Hays county naturalists, saying that other than the "trash", all natural debris should be left as is, which will help nature repair the damage done by the flood. The small trees that were planted after the Memorial day flood, were washed away in the October flood. A non-profit from Houston ("ReTreed.org"), has since donated and planted 11 new trees. Estelle passed out a chart

demonstrating how grass and soil erodes from these floods. They pointed out that the park is important to RMR real estate market. Thanks to Estelle's husband Dan for his volunteer work. There is approx. \$400 left in park coffers. Still needed are water storage tanks for watering newly planted trees, and also new roofs on the palapas. Sign-up sheets for volunteer watering. They will also look into replacing the walk through gate. David Agee asked if the board might consider a "long range plan" for the park, including funding/budget. Board fundamentally agreed that Mr Agee's idea was a positive and would be discussed a future board meeting.

Mr White underscored the topic already under discussion, which was as he termed it "a dangerous intersection" at FM 3237 and the entrance to RMR, and suggested that residents write to our county/state representatives concerning this. Mr Morgan supported Mr White's position, stating that it would be very beneficial if RMR was to vote FOR allowing the county to take over our roads, which would expedite improving safety conditions at the entrance. "Flashing light" should be suggested.

Communications report: Estelle Murchison... Estelle requested that anyone wanting to be include in a new and updated "E mail RMR Directory" to please send her your e mail address. A resident asked if Estelle could work on a "phone" list, to which Estelle gave a positive response. Mr Brown asked about the new "neighbors chat site", and was informed that it was strictly voluntary and restricted to RMR residents and property owners.

Estelle, because of her knowledge and advocacy of the "save our wells" program, updated everyone that the wells were now officially under the jurisdiction of the Barton Springs water district, and that the costs of any efforts to obtain rights to drilling for water and piping it out of the area by anyone or any entity should severely discourage any such attempt.

#### Agenda Items:

Emergency exit committee: The board announced that there would be sign-up sheets at the end of the meeting for volunteers to sign-up for the E. Exit committee, and the "Firewise" committee.

Comments: David Conway suggested that much of the discussion in years past, has fallen off of the radar concerning emergency exits.

Roland Brown stated that he would like to be very aggressive in resolving this issue and would volunteer for the committee but could not lead it. **Mr Brown then made a motion to officially set up a Committee for Emergency Exits; Kirby Hicks seconded; a vote was unanimous; and the motion passed.**

Bobby Knell informed the general membership present, that the RMR board had passed a motion resetting the frequency of regularly scheduled board meetings from monthly to quarterly.

Results of the election for places on the board were as follows: Bill Brown-34; Rick Skiles-30; Greg Germer-8; David Anelli-2. There was some conflicting discussion about whether there should be 3 new board members or 2.

Jeff Peterson renewed his push to get enough commitments from RMR residents to sign up for Time-Warner cable, in order that there may be enough for T-W to bring their cable to RMR. Anyone interested, please get in touch with Jeff.

Jeanne Martin reissued her interest that the board renew efforts to adopt the amended C&R's.

Chuck Foith mentioned the new radio station in Wimberley (94.1FM)

Lynn Brinkman, who owns the cattle co. which manage the cattle grazing in RMR, asked that any members who receive a letter from Hays County concerning more clearing, to please contact him (Lynn). Phone number is on the web site.

Bobby Knell brought up a recent question from a RMR resident about any rules that apply to "short term rentals" in RMR. It was established that there are no rules presently on the books concerning this issue, but the board will be open to voices and opinions going forward.

**Motion to adjourn made by Rick Skiles; Seconded by Jerry Martin; vote produced no dissenters. The meeting was adjourned 11:52 AM.**

Post meeting board meeting called to order 12:02 PM.

Election of officers for 2016...Rick made motion that Bobby Knell remain president and take over Architectural responsibilities; Curtis seconded.

Rick Skiles was elected Treasurer, Kirby made motion; Estelle seconded.

Estelle Murchison was elected VP & communications; Rick made motion; Kirby seconded.

Bruce Calkins was elected secretary; Bobby made motion, Rick Seconded.

Kirby Hicks was elected Roads chair; Rick made motion, Bobby seconded.

Bill Brown was elected Park chair; Estelle made motion; Rick seconded.

All votes were unanimous.

**Bobby made motion to adjourn; Rick seconded; all voted aye. Meeting adjourned 12:16 PM**