

# 2017 AGM

Saturday, January 21, 2017

10:01 AM

## **RIVER MOUNTAIN RANCH PROPERTY OWNERS ASSOCIATION.**

### **Annual General Member Meeting**

#### **AGENDA**

January 21, 2016

10:00 – 12:00 PM

Wimberley Community Center, 14068 Ranch Road 12,  
Wimberley, Texas 78676

1. President's Opening Remarks Bobby Knell
2. Treasurer's report Rick Skiles
  - a. 2016 yearend report.
  - b. Dues for 2017 This year the dues will be \$158.68 plus \$2.82 the increase we are allowed by the CPI every year.
3. Water Park restoration and maintenance update Bill Brown
  - a. Estimate to repair gazebos - Has met one potential contractor so far and was very high. Wilder roofing has yet to respond. Looking at removing the peaked roofs and replacing with sloped metal roofs with water capture for our water tanks. Native grasses are high because they are native grasses. We are letting the grass take hold and get established. We do mow around the park benches and sidewalks. Leave the snakes alone, if you spot one, let it go.
  - b. Planned work for 2017 - We will continue to cordon off some areas for reclamation. Most plants and trees have been donated. Thursdays are our volunteer days. Will begin Thursday work days when the weather warms up.
4. Communications committee report Estelle Murchison  
Nothing to report other than last year we made a directory. Not sure we need it, however, because of the social media site Nextdoor. elmurchison@gmail.com is Estelle's email and anyone who has a communications issue or need they can contact her directly. RMR email blast does not show individual emails for privacy reasons. One member indicated that she likes to print out the email list so she has it handy. Another member said he is tired of the advertising and recommends we have our own internal communication capability. Estelle concurred that Nextdoor is not an official communication medium. Emails from the RMR POA are the official communications from the Board. Our website is where you get information on meeting agendas and minutes as well as contact information for board members. Joe Dalton wanted to know if we have 100% coverage of all property owners and how the list is updated. The best way to get on the email list is to sign up on the website.
5. ACC Committee report Bobby Knell  
We have had a 1/2 dozen or so plans submitted that were approved and all are under construction.
6. Roads report Kirby Hicks
  - a. Recent repairs - \$31K for River Mt. Road and Lone Man Overlook. Not yet paid due to rework that is required on LMO.
  - b. Plans for 2017 - Will work with the new roads chair on next areas to patch and repair. Street light at second cattle guard should be working soon.

The County may begin work on River Mt. Road between the cattle guards in late 2017. Remember that we will have an assessment for the actual cost of repair not to exceed \$591.21 which will be payable over 7 years at \$84.47 per year.

7. Update on old business Bobby Knell

- a. Revision of Bylaws and CC&R's - Anna White wanted to know about special assessments for roads if these can't be passed. Joe Dalton wanted to know if we could turn internal roads over to the county. Chris Daily wanted to know when we can pursue an election to turn the internal roads over to the county.
- b. Firewise committee formation - John Tanzillo explained the background of Firewise. In 2008 a 20K gal emergency water tank was installed. This helps prevent fires and helps to reduce fire insurance.
- c. Emergency exit for RMR - Bobby reviewed the need for more than one way out of the subdivision. We need to develop approved emergency exits

8. New business Bobby Knell

- a. 2017 meeting schedule - every other month, the second Thursday of the month. Annual summer meeting will still be in June on the third Saturday.
- b. Annual raising of dues by CPI - covered by Rick in Treasurer's report
- c. Garbage removal service consolidation - Let's consider reducing the wear and tear on the roads by reducing the number of providers from three to just one. Some potential for lower rates if we consolidate. Mike Foey said we did that in our old neighborhood. We added directly to the HOA assessment and the board was able to negotiate. Gregg indicated that we did not necessarily want to have the board in the middle. Another point was made. Ellen Edwards made the motion to go to one provider. Chris Daily seconded and a show of hands was overwhelming in support. We do not have the legal authority to compel members to use one company, but we can take a lead role to inform the neighborhood. Gregg will pursue garbage consolidation including recycle.
- d. Update on Time Warner Cable now Spectrum - Mr. Peterson was not present so will need to follow up with him off line.
- e. New website is up! - Thanks to John Tanzillo!
- f. Election of new board members - ballot issue white or yellow forms. Original ballot did not have Gregg's name on it. We did get a lot of white ballots back. Mike Foey said he would like to see a bio on individuals who are on the ballot. Do the white ballots materially affect the result of the election based upon the yellow ballots.
  - a. Results are: Gregg Germer, Kirby Hicks, David Ianelli, Estelle Murchison, Robert Murtah
  - b. Remaining board members are: Rick Skiles and Bill Brown

9. Owners' forum All

- Chris Daily would like an update on the Water Grab wells. Has heard that there is still testing going on, but just not clear.
- Joe Dalton would like to know what the downside of going forward with the internal roads transfer to the County. Discussion followed with a high level rehash of the history of the roads transfer initiate under Chp 253 of the Texas transportation code.
- Gunter Neilson safety relative to exits. Discussion revisited the need to formally pursue a solution
- Robert Felker wanted to know if the county is still pushing for more lot clearing to grant AG exemptions. Rick indicated that the genesis of that issue was in HCAD and that it is not a current HCAD focus.

10. Annual General Meeting adjournment