

RMR POA Board Meeting March 9, 2017 (6-7pm at the Wimberley Community Center)

### **Minutes**

Kirby Hicks and Bill Brown (absent); David Iannelli, Rick Skiles, Estelle Murchison, Gregg Germer and Bob Murtaugh (present); Bobby Knell guest

Minutes for the Annual General Meeting and Board Meeting on January 21, 2017 were reviewed and approved

Treasurer Report through 2/28/17 (Rick)

14,915 (7K spendable)

10,592 CD

Paid road repair bill for section of River Mountain Road after second cattle guard

Bills are out for home owners (36K receivables)

Motion to accept—Bob/Estelle; all in favor

### **Parks**

Cabanas—looking for bids at the Water Park; perhaps could be less if the deconstruction was on us; cedar stave and supports replacement required in addition to the roof pieces themselves

One outrageous bid received so far—4 cabanas in total in need of roof replacement—looking to put on roof covers with lower pitch, metal, durable

David I.—used Mueller in New Braunfels for personal pump house roof supplies; David volunteers to measure and price out supplies needed for repairs—perhaps we can create our own construction team from neighborhood residents

Trees—Estelle reports that planned plantings are going in at the Water Park

Communications update (Estelle)—None

Firewise (Bob): Reactivating...contacts made. The neighborhood plot supplied by Firewise is not accurate—Rick

Are there costs involved with the Program(?) Bob will handle the follow-ups on this initiative.

Fire occurred at property off of Windmill Run on March 5, 2017. Question was raised as to whether the water tank used—Gregg to check; Hays County South Fire Department. Plan is to tighten up that communication channel as well.

Roads:

Gregg: Priorities after budget is settled--Potholes are first; cracks are second; chip and seal is third priority....priority road is cattle guard 2 to Windmill Run.

Pothole on RMR road at the top of hill with mailboxes; cattleguard 1 has a broken pipe; Gregg to contact the County on these matters.

ACC report (Rick)— Two homes are building out buildings for horses. Each were inspected for compliance with distance from lot line rules. Neither required deposits or plans as they were pole small barns with no siding.

Owners of 397 Hermosa Paloma have contacted ACC but have not provided plans as of the date of our meeting. Expect plans and deposit to arrive in April. No construction deposits have been returned since our annual meeting.

Bylaws Review (As relates to ongoing road maintenance issues)—

Rick: Our documents are clear about not raising annual dues more than by the CPI each year and the amount of money we are able to collect is inadequate to continue maintaining the roads. Further, the documents are silent regarding special assessments or at least special assessments are not specifically spoken to. Rather the language of our existing documents broadly appoints powers to the board to resolve the issues of the POA. There are those that will argue the board could not initiate a special assessment and therefore could not enforce collection of a special assessment. Others would argue the board can and should do special assessments.

David—to get the background materials on emergency entrance and egress from former participants

Budget Approval for 2017 (Rick and Gregg): Estelle motion to accept, David second; all in favor

25K on roads

6K on insurance

Parks \$2400 (improvements) plus \$1650 (annual toilet rental)

Garbage and Recycling Initiative—3 providers, Gregg to write to get bids (Riata, and others), consider putting successful bidder on website as preferred provider

208 property owners will hopefully give us some leverage

New Business:

Weather Apps/websites for tracking weather and getting timely warnings—announce these at biannual meeting and put information on the website:

Suggestions: WeatherBug App (Gregg), KXAN Weather App (Bob)

Estelle suggestion below:

<http://www.co.hays.tx.us/emergency-notification-system.aspx>

This is the type of messages they send out.

1 of 2

[FRM:weather@ecnetwork.com](mailto:FRM:weather@ecnetwork.com)

SUBJ:ALERT

MSG:CodeRED Weather Warning: The NWS has issued a Severe Thunderstorm Warning for your Water Park

(Con't) 2 of 2

Rd location from 10:56 PM February 19 until 12:00 AM February 20.

(End)

1 of 2

[FRM:weather@ecnetwork.com](mailto:FRM:weather@ecnetwork.com)

SUBJ:ALERT

MSG:CodeRED Weather Warning: The NWS has issued a Tornado Warning for your Water Park Rd location

(Con't) 2 of 2

from 11:29 PM February 19 until 12:15 AM February 20.

ATX floods.com (David)—low water crossings closure/warnings website that should be made known to Property Owners as well.

Expense Submission Forms (David to supply to Rick with a template)

Meetings schedules:

Second Thursday of May: May 11 for Board at 6pm

3<sup>rd</sup> Saturday of June: June 17 at 10am of POA meeting followed by Board meeting

Adjourned at 7pm