

RMR POA Board Meeting – August 10, 2017

Minutes of the Meeting

CALL TO ORDER

Gregg Germer called the meeting to order at 6:00 pm.

Board members in attendance:

- Gregg Germer
- Rick Skiles
- Kirby Hicks
- Estelle Murchison
- Bill Brown
- David Iannelli

Board members absent

- Bob Murtaugh

There was no one else in attendance at this meeting.

MEETING MINUTES

Bill Brown moved and Estelle Murchison seconded his motion to approve the minutes from the past two meetings.

The minutes were then approved by unanimous vote of the board.

TREASURER'S REPORT

Rick Skiles reported the following in an email to the board on August 14th:

As of July 31st, current cash-on-hand was \$71,854.78, which includes \$9,000 in construction deposits.

Total equity therefore is \$62,854.78.

OLD BUSINESS

Change of Construction Deposit to a Non-Refundable Fee

Gregg Germer revisited the issue of the construction deposit of \$1,000 becoming a building fee due to the damage construction traffic does to the roads.

During preliminary discussions, Kirby Hicks expressed indifference on the issue, Estelle Murchison expressed her opposition to the idea as did Bill Brown.

David Iannelli raised the question as to whether collecting such a fee would make a difference given the number of remaining plots. Also he posed the question of whether people would then feel that the larger roads question is resolved because of the collection of these funds?

There was discussion around charging a fee for a new build. Kirby Hicks proposed that as of a particular date, there be a fee of \$1,000 assessed to new builds.

Discussion continued around secondary structures or renovations, given that those put wear and tear on the roads as well.

David Iannelli followed up by making the following motion:

Be it so moved that as of September 1, 2017, a \$1,000 non-refundable construction fee will be assessed to any construction project (primary home or secondary construction) going forward, new resident or existing owner. If there is any specific damage above and beyond the assessed \$1,000 fee, the cost of damage will be specified by the RMR POA Board and those charges will be assessed to the owner of the property in question.

The motion carried:

- 4 voted in favor (Germer, Skiles, Hicks and Iannelli)
- 1 voted against (Murchison)
- 1 abstained (Brown)

(See minutes from later in the meeting for further discussion of the issue)

Water Park Railings

The board discussed installing railings along the walk from the parking lot down to the water. The issue was tabled given unanimous sentiment it would be just something else for the river to destroy in the likely event of another flood.

Guardrail in Dip Area on River Mountain Road

As promised in the summer meeting, the board discussed installing a guardrail in the dip area on River Mountain Road.

Kirby Hicks confirmed that the county will bring that section of road up to code when they do the improvements to River Mountain Road.

Intersection of RM 3237 and River Mountain Road

As promised in the summer meeting, the board discussed the issue of a warning signal southbound on RM 3237 to warn cars driving at unsafe speeds as they approach the entrance to RMR at River Mountain Road.

The board agreed that this issue is outside of our purview and that residents should continue to raise the issue with their county commissioner, Will Conley.

Roads in River Mountain Ranch

Weed Control

The board discussed the prospect of killing the weeds along the edge of the roads in RMR to protect them from further deterioration.

Gregg Germer is going to explore how much it will cost to rent a sprayer and buy enough weed killer to address this issue.

Referendum on Roads

As promised in the summer meeting, the board discussed the roads issue and prospects for a referendum on the transfer of our interior roads to Hays County Roads.

Kirby Hicks made the following motion:

Be it so moved that the Board of the River Mountain Ranch Property Owners Association table the issue of the interior roads until after Hays County has completed the planned work on River Mountain Road, revisiting the issue Q1 at the earliest.

Rick Skiles seconded the motion and the board approved by unanimous vote.

Construction Fee

David Iannelli raised the construction fee issue again, questioning whether it was equitable to charge the same fee to someone building a barn or a mother-in-law residence as to someone building a 4,000 sq. ft. home.

Iannelli has agreed to investigate a formula, possibly based on square footage of cement used, so that we can apply the fee more equitably based on relative wear and tear on the roads from construction vehicles.

RMR POA Bylaws

The board confirmed that there are no plans on moving forward to revise the bylaws.

Emergency Exits

David Iannelli has begun to explore and consider options for emergency exits from River Mountain Ranch, given that we currently (still) don't have a solution. He is investigating options including Limekill Road and a potential exit via Windmill Cove, which is timely given the development to the north of White Wings/RMR.

Trash Service

In an effort to reduce traffic on our roads, Gregg Germer had reached out to multiple waste disposal companies to get pricing for more consolidated waste disposal.

Waste Connections is the only company that came back with a worthwhile offer, which triggers lower prices at different thresholds of people under contract with them.

There is no clear solution for consolidation. That said, Gregg is still exploring an arrangement that would make Waste Connections a preferred provider to receive a reduced rate. He is going back to them to determine the current level and we will revisit at our next meeting based on that information.

Adjournment

Kirby Hicks made a motion to adjourn. Bill Brown seconded that motion and the meeting was adjourned by unanimous vote at 7:03 pm.