

River Mountain Ranch Property Owners Association

Summer General Membership Meeting

June 17, 2017; 10 am to Noon

Wimberley Community Center

14068 Ranch Road 12

Wimberley, Texas 78676

(Attending: See accompanying sign-in sheet; Board Members present: Kirby, Rick, Bob, David, Estelle)

- 1. President's Opening Remarks (Kirby Hicks):** Introduction of Board Members; description of annual meeting structure for the Membership and the Board; Next Board meeting is July 13, 2017 at 6pm at the Wimberley Community Center and is open to all members; Meeting Agenda was reviewed
- 2. Treasurer's Report (see accompanying Balance Sheet and supporting documents; Rick Skiles):**
Summary: Approximately 50K of spendable funds. Q from Member: How many delinquents on annual payments and what is the chase process. There are 18 delinquents that are receiving repeated notices and will eventually get liens applied if needed. The names are included in the accompanying financial report.
- 3. Water Park Update (Kirby for Bill Brown):**
Gazebo Repair Plan: Replace cedar poles (\$500 expense) and enlist volunteer labor
Estelle: Update on re-plantings (including Baby Cypress trees) to limit erosion next to the steps is progressing nicely in the second year of the project. Members are encouraged to stay off the planted area.
Member Question: installation of a handrail possible on the steps. The Board will consider at that July meeting
- 4. Communication Committee Report (Estelle):** Members are encouraged to sign up for and use the Next Door App.
- 5. Architectural Control Committee (ACC; Rick for Bobby Knell):**
No controversies, 8 active projects; Rick reviewed the overview of the building requirements in RMR. The Board is considering altering the refundable Building deposit into a required contribution for road maintenance.
- 6. Roads Report (Kirby):**
Overview of the expected County acceptance timeline for responsibility of River Mountain Road beginning with Pothole repairs soon and other improvement projects to follow.
Member Q: The big dip on RMRoad needs a guard rail and RMRoad needs a speed limit. The Board will ensure these are priorities identified with the County.
Member Q: The danger for individuals turning left onto RMRoad that is associated with speeders coming over the hill on 3237 from Kyle toward Wimberley needs to be addressed, eg blinking light, radar slow down sign, speed traps that get known, etc. The Board will raise this issue with Commissioner Connolly and all members are encouraged to attend the Commissioner's Court every Tuesday in San Marcos to make the case as well. The suggestion

was made that every communication with the County or State should include a tagline highlighting the number of voters in RMR POA.

Member Comment: The Board should arrange for Roundup spraying the weeds along the shoulders on our 8 miles of internal roads to minimize potholes/erosion. Members are encouraged to do this individually periodically on their frontage areas as well.

Member Comment (Wellborn): Patching needed—what is the pothole plan? David I. stated that the Board has done a recent census of potholes and estimate of patch asphalt needed. Plan finalization and implementation to follow.

Member Comment (Ron): Maintaining the internal roads is a problem; how can we do it...8 miles of roads. The current availability of 50/50 funds from the State for aid in moving the roads over to the County is likely to dwindle or disappear with delay/inaction by the RMRPOA of additional years. The comforting answers to concerns about cattle, ATVs, etc. have been achieved. Lone Star provided an assessment of the expected costs to fix and maintain the interior roads going forward. The intent of the Board is to continue to build consensus and work toward a solution with the County in conjunction with evaluating the County's performance with the turning over of RMRoad. The Board will consider next steps at the upcoming July Board Meeting.

7. Old Business

Revision of Bylaws (Rick): Tabled for now. **Member Comment:** There are sections in the current Bylaws that are in conflict with State Law... The Board will continue to look for a solution to the difficult dilemma of effecting Bylaw changes.

Firewise Committee (Bob): Sponsored Educational Session following the General Meeting today (June 17). **Member Comment:** Once activated; need to identify a way to accurately log Member hours for Firewise abatement count to satisfy requirements.

Emergency Exit (David): Need to resolve the issue of at least one additional ingress and egress route to and from River Mountain Ranch POA. Several ideas or options were brought up in discussion: Partner with Escondido and/or Los Lomas POA; Evaluate Fire Access route into Windmill Cove; Evaluate access point from Windmill Run to 3237; others....?

8. New Business (Kirby)

Garbage removal consolidation: Gregg received some bids from the 3 primary haulers; two would be willing to provide discounted rates in exchange for getting a recommendation as the preferred option. The intent is to get a better rate and control on the roads. Additional points brought up in discussion were to ensure any quotes acted on included all extra fees and that we should ensure for additional senior discounts where applicable.

9. Owners Forum:

Estelle: The attempt by others to usurp our local water rights was squashed in the state legislature. Individuals are encouraged to stay informed and active on this front—website for TESPA/Wimberley.

Internet (David I): Looking into cable options, more at the January Meeting; Jill Clark suggested individuals look at 5th Generation HughesNet (satellite provider)

10. Meeting adjourned at approximately 10:50am and was followed by the Firewise educational presentation.