

**River Mountain Ranch
POA Board Meeting
December 6, 2018**

Board Members Present: Kellee Hartmann, Jeff Peterson, Gregg Germer, Bobby Knell, Bob Murtaugh and Estelle Murchison in person, Kirby Hicks by phone

Secretary Report: No items

Treasurer: 77K balance; HOA dues unpaid is \$2600—Kirby to send email statements, lien assessment may be more expense/hassle than benefit, continue to hound delinquents on a personal level; road deposits kept vs. returned will be debated further in 2019 depending on progression of process to turn internal roads over to the County; priority expenses would be to replace the roofs on the cabanas at the Water Park (Estelle to get quotes from professional contractors) and Gregg to look at coordinating use of rented bobcat and move the gravel to the Water Park to repair circle drive. Jeff suggested investigating (with Aaron the roads guy with Hays County) the procurement and application of metal mesh to limit erosion along with the gravel project.

Gregg to post on Neighborhood App a thank you to the “Mower Fairy” that took care of the needs at the Water Park.

Roads (Kellee):

Stripes and guardrails to be handled in Q1, weather delays have caused County projects to be pushed back. This results in a likely pushback of associated assessment payments to 2020.

Loose gravel signs at the cattleguards are confusing and should be removed (Aaron with the County to be notified)

3237 Expansion plan detailed (including viewing of photo rendering presented by Bobby Knell): Center turn lane with flashing yellow lights; cattleguard will likely remain but entrance will be flattened to eliminate bottoming out issues. Timeline?

Interior road discussion with Lon Shell: Likely 1.7 million that could be spread over 5-12 years; 50% likely to be paid by County (finalization dependent on ratification of Shell election on December 14, 2018); Commissioner would want a straw vote/survey of property owners (survey monkey/website) before proceeding further—simple majority of property owners could move this process forward initially and with final vote (no White Wings involvement to create controversy); Annual property owner payments would fall in the \$300-\$600 range depending on timeline of repayment.

Gregg and Bob to coordinate a pothole repair crew over the next couple months

Architectural Control Committee (ACC—Bobby Knell):

Four active building projects underway; two construction deposits were recently returned and two are pending (including one for Sayer; Gregg to get contact Bobby necessary contact info on that individual). 751 Winding Trail was given a construction waiver, following

Board investigation, on the lack of an internal staircase in the original, recently completed, construction. Concern (need to watch) expressed on a Bluffview lot related to an access recently established by a resident that built a smallish house on an adjacent lot that created ACC discussion previously. Deed restriction notices were sent to residents at 1172 Water Park and 131 Hidden Creek—infraction: live in travel trailers out front and highly visible.

Elections 2019:

Bob, Estelle, Jeff running for re-election, Gregg is standing down and need to ID at least one additional nominee to complete the ballot. Potential candidates to be pursued in the coming days are Mike/Kris Foley, Jill Clark, Ryan Hartmann. Ballots need to go out within next couple weeks with return by mail postmarked no later than January 12th or brought to the POA general meeting on January 19th. Ballots will be counted at the January meeting. Helen, bookkeeper, will be contacted (Bobby/Bob) to coordinate the emptying of the PO Box shortly after January 12.

Emergency Exit (Bobby):

Five options to be explored including unfinished Phillips Ranch access. Need to coordinate with County involvement (Lockbox available through County and Safety Officials, Board??).

Firewater Tank:

Need to renew contract with the property owner (Horace Wallace). In addition to renewing lease, need to check on maintenance (anode replacement) and ongoing plan for that piece. Bobby Knell to reach out Mr. Wallace to see if he has a copy of the old document that can be used as a template.

Information Board:

Gregg suggested establishing a visible/readable messaging board at the front entrance (second cattleguard) to enhance communication on key items and events.

New Business:

Hermosa Paloma subdivision has a gate; questions have surfaced as to whether RMR residents have access to road for walking themselves and pets in that area. The Board will review the historical aspects and seek to pursue a remedy to the present contested access issue.

Concern about loose (aggressive? dogs) encountered by residents while walking the neighborhood. Board has no jurisdiction...it is a County Animal Control issue. Residents are encouraged to report loose dog infractions to Animal Control through calling the Sheriff's Office, more complaints the more likely action will be taken. Ideally if the address can be IDed and/or pictures of the offending pets taken as well, that can be helpful in getting proper action.

National Night Out a success, Halloween hayride a success. Residents are interested in more "community events". Jeff Peterson mentioned that his wife has started a RMR Lady's Night out that is generating excitement as well.

Meeting adjourned at 7:15pm