

River Mountain Ranch POA Board Meeting

February 12, 2019

6:05pm Call to Order

Board Members Present: Kellee Hartman, Kirby Hicks, Bobby Knell, Jill Clark, Jeff Peterson, Bob Murtaugh, Estelle Murchison (6:30 arrival)

Guest POA Member: Richard Walker, John Deonce

1. Roads

Lon Shell, County Commissioner, spoke and confirmed an interior road estimate of 1.5 million dollars of which 245 lots would divide the cost of 750K of that amount for the County to assume the RMR interior roads which would equate to roughly \$430-\$480/ year per lot over 7 year payback. Next step is to approach Commissioner Court for a balloting of the RMR POA Members by the County Clerk (likely set date for summer vote), if the ballot passes, then scheduling occurs which may be a couple years out for the actual assumption of the interior roads. Motion Passed by Board unanimously to proceed.

There will be a notice to come in the next month or so from the County directly to RMR POA Owners by which each will have a set period of time (until late Spring?) to pay off their current lien in full (no interest) on the RMR Road project, ie owners will have that option or the current payment plan as previously outlined.

For the ballot to come in the summer on the interior roads we need to update the RMR POA Member mailing list (Kirby to handle with our accountant Helen).

Presently or in the future if Members have issues with their banks or other entities around liens related to the roads, contact County Attorney Mark Kennedy as a resource.

Striping and Guard Rails to come on RMR Road: County to pay those costs, work will be done when some right of way issues are resolved with nonRMR residents abutting RMR Road.

3237 Project: Projected start is Spring of 2020 with our section likely part of the early work...will be disruptive. Project plans described in minutes of last couple recent meetings.

2. Ground Water Update

Linda K Rogers, President of the Hays Trinity Water Conservation Commission addressed the Board.

Presently they have a 400K annual budget to help protect our local groundwater. Money is presently obtained by water connection fees...not enough to sustain the work of the Commission. Representative Zweiner from Hays County is sponsoring a bill (1304) to obtain approval for funding from water production fees as well as a \$25 annual fee on private wells. Vineyards in the area have Ag exemptions from water usage fees, looking to get them to waive those rights as has occurred in other counties.

The proposed gas pipeline (see accompanying fact sheets) will be going through the same property by us alongside 3237 in which water rights have been proposed for EP

Register your private wells to provide clout in the fight against the water and gas pipeline issues faced in Hays County

3. Pothole Day

Kirby Hicks proposes that we enlist professional services to fix the potholes and other base/edge issues of our interior roads and similarly clear the brush along the right of way (safety hazards) along these roads as well. Motion passed 7-0. (Kellee and Kirby to solicit 2-3 bids)

4. Treasurer (Kirby Hicks)

75K in Checking, 10K in CD, 91K in total assets
Proposed Budget for 2019, see accompanying document
Motion passed 7-0 to approve.

5. Cabanas (Estelle)

Estimate Pending, if contractor hired they will need to bring a generator on site to power the job.

6. ACC (Bobby)

New Construction on Windmill run will be brought up to code at > 50% masonry coverage

7. Communications (Jill)

Primary Tools: Next Door, Website, Email list (will be brought up to date with enclosure in the anticipated ballot for interior roads),

Add Sign Board at the second cattleguard entrance (will solicit buy in through the aforementioned avenues)

Jeff suggests creation of an electronic directory (Google List)

8. Miscellaneous

- Leigh Peterson (de facto Social Chair for RMR): consider probable May event at River Park
- Firewise reminders: Create talking points and push out (Kirby and Bob)
- Tree Trim along the right of way (7 miles of roads): get quotes (Cedar Killers-Jill; Jeff and Kellee leads)
- Fire escape routes: Phillips Ranch, Escondido, others; Kirby and Bobby to check options and make recommendations including gate with lockbox feature
- Meeting Dates: June 1 for POA Membership, 10am to noon; Board May 23, August 22, November 7, all at 6pm
- Committees: Communication (Jill, Chair with Jeff); ACC (Bobby, Chair with Rick and Jeff)

9. New Business

- Bobby, Winding Trail Fence violation (metal scrap construct); Jeff motion/Kellee second; approves unanimously. Rick and Bobby to speak with owner at 351 Winding Trail.
- Richard Walker, concern about ACC enforcement of covenants; 751 Winding Trail does not appear to be a single family residence—renter in bottom floor. Bobby and Rick to readdress with owner.
- Board to pursue investigation of creating stronger covenants around construction.
- Hermosa Paloma gate access issue to continue to be pursued to resolution between Board and involved parties

- Thin Cows, Murt to check with cattle manager on concerns of overgrazing; and, Lynn is reported to be putting out additional bales of hay and reports that issues of poor grass overall and bullying at the feed bunks are responsible for the observed concerns. Too many cows??
- 2019 assessments to be sent out, based on the traditional formula the bills per lot will likely be \$167.82