

RMR POA Board Meeting; May 22, 2019; Wimberley Community Center

Board Members: Kellee Hartman, Jill Clark, Estelle Murchison, Kirby Hicks, Bobby Knell, Bob Murtaugh, Jeff Peterson

POA Members: Gregg Germer, Julie Hicks, Anne Knell, Dan McCarthy, John Tanzillo, John Deones, David Morales

Meeting called to order at 6:04pm by Kellee Hartman

Roads (Kellee Hartman):

There was a straw poll at the January meeting and a majority of those present expressed interest in pursuing further discussion about the County assuming the roads. Motion made (Hartman); Second (Murtaugh) to revisit the discussion at the June POA membership meeting (vote: unanimous in favor). Commissioner Lon Shell will attend the June meeting to discuss/dialog on costs, options, concerns. If not the County, options would be to raise dues to segment repairs and rotate around the neighborhood (~30-40K per 0.1 mile) or, alternatively, continue as we are now and patch as needed with current budgeting. If the sentiment is favorable for the County to assume the interior roads the Board will work with the County to check member addresses and ensure completeness and accuracy prior to the County Clerk sending out ballots.

River Mountain Ranch Road billing is correct (John T). The County will be adding the striping and guardrails at no additional charge to homeowners. So, honor your bills and options for payment. Pay in full by July due date to avoid lien. County crew is waiting on one RM Road abutting property owner consent and are also behind schedule due to weather and associated pressing repair needs.

Finalization of RMR is on the docket...likely June (Gregg to check with County Roads Supervisor, Aaron)

Potholes—Collecting estimates (Kellee), marking repair locations (Kirby, Gregg, Ryan Hartman)...project will be discussed at June membership meeting. Plans for late June/early July repairs.

Treasurer Report (Kirby):

111K in Checking, 124K in total assets

\$35.5K in dues paid for 2019 of 40K expected; delinquents are being pursued

\$8300 has been spent around roads including new cattle guard. One caveat to turning interior roads over to the County may be ability to issue some rebates to members.

Tree Service billing came in at \$3800. Motion made (Murtaugh);and seconded (Kirby) to pay the vendor (passed unanimously).

Park Report (Estelle):

Cabana repair estimates...two dud contractors contacted that did not come through..an additional estimate is pending. Keying of the park gate was discussed. Estelle to get some current duplicates for distribution to members in need. Jeff to investigate options for re-keying including key cards, fingerprint/time stamp (to track if damage etc. occurs) and other digital options in addition to traditional rekeying. Kirby raised the issue of how much of an issue is this “uncontrolled access” heightened security need vs. risks.... AirBnB option apparently acceptable with our charter...unless a nuisance issue arises (see garbage control discussion later in minutes), which further muddles the key access/security issues.

ACC (Bobby):

No significant activity or concerns to discuss.

Communication (Jill):

Next Door and Website along with direct mail seem to be reliable communication channels. Presently email address list is incomplete and unreliable. Plan is to place attractive front gate news and announcements board (adjacent to burn ban sign). Enclosed to minimize mischief and 3 inch letters for visibility. Could add a solar attachment for lighting. Bid is \$2290, motion to move forward (Kirby); second (Kellee), passed unanimously.

New Business:

Jeff: Planned Couples event at the Water Park on the 15th at 5pm sponsored by the RMR Ranchettes Group, RSVP.....Jeff?

One blind spot left in regard to tree trimming on Windmill Run before Water Park...Gregg and Jeff to evaluate and trim as is on front of Jeff's property.

Firewise update suggested for the June membership meeting...Kirby to reach out to State Firewise Agency to arrange.

Fire escape route update...Bobby and Kirby to continue looking at options as well as consulting with Lon Shell about gating a route and only allowing emergency services to open access in times of need.

A location on Windmill run owned by a Trust on the east coast has apparently been creating an issue as trash day is 5-6 days after that trash is put out....causing a nuisance related to animals and neighbors. Kellee to send a letter on behalf of the Board suggesting the need for a solution.

Gregg to head up moving gravel pile by entrance down to reinforce road bed at the Water Park by June 15.

Fire Tank...may need some maintenance in regard to anode replacement (Bobby to investigate) and the fire tank ladder will be relocated from John Tanzillo to Jill Clark for safekeeping.

Adjourned at ~ 7:15pm