

Minutes Submitted by Bob Murtaugh
River Mountain Ranch POA Board Meeting
September 3, 2019; 6:01-7:23pm
Wimberley Community Center

Board Attendees: Knell, Hicks, Clark, Hartman, Peterson, Murtaugh
Member Attendees: Ryan Hartman, Troy Thacker, Jim and Debbie Coleman, Jane and Cleon Dunn, Jen Carter and Mark Copeland

Road Report (Kellee Hartman): Pothole Repairs underway, and should be completed by end of this week, with 27K allocated for that piece of the job (being done by West Hill Paving which provided best comprehensive and economical bid of 3 solicited). Phase 2 will be Repairs to RMR and Windmill Run up to the cul-de-sac with Waterpark.

Need to allocate an estimated 38K additional to cover all planned repairs including chip seal and alligator cracking repairs. Motion to approve appropriation (Murt/Hicks second); Discussion (Peterson....what reserve does that leave us; 45K). Motion voted and passed unanimously. Further discussion led to a secondary motion (Knell/Hicks second) to approve an up to additional 10K for the project should it be needed, ie Board would not be required to reconvene for that overage should it be needed. Motion passed unanimously.

Debbie Coleman expressed concerns about potholes still present on Windmill Run, Kellee Hartman to follow up with contractor. Mark Copeland...is it the painted areas only? Response (Kellee) is that not all are marked, but all needs are known/identified.

County taking on the interior roads initiative/update:

We have had two straw votes this year as a community where the vast majority of residents responding have affirmed the collective desire to move forward. Gregg Germer has checked address accuracy for parcels. The Board approved, at our May 2019 meeting, sending a letter to Commissioner Shell to authorize the County to begin the transfer process. This letter will now be sent (Hartman) which will trigger a public hearing in the Commissioners Court followed by a vote to approve the move to a POA vote. The County Clerk will create a sample ballot and re-comb the mailing list. Expect a Q1 timeline for election details and the election which requires a simple majority of responders for approval. The expectation is each parcel will owe ~\$500 times 7 years (lien) and that following approval it will be two years before the County transfer (and maintenance) occurs/begins.

Cleon Dunn: Will the County be able to put white lines on the edges of RMR between the cattle guards...Board will follow up with County. Feeling of the Board is that is doubtful based on width issues of the lanes.

Treasurer (Kirby Hicks): 120K in assets presently. Spend during 2019 has been 34K (16 of which was for 2018 leftovers): expenditures include front sign, tree trimming, water park. Motion made to approve treasurer report (Hartman; Clark second); passed unanimously. There are still several delinquent POA dues being chased. Discussion occurred around whether to charge late fees and interest.

Parks Report (Estelle Murchison submitted in writing as absent from meeting):

Tanks and hoses at the Waterpark are deemed unnecessary and recommended to be gathered and sold for a few hundred dollars. Motion by Hartman/Knell second; Approved unanimously.

Water Park needs some trimming/maintenance....looking for volunteers. Recommendation made to consider hiring a landscape service. Idea tabled until roads are finished and expenses clear. Estelle finishing year and will need to be replaced on the Board.

Jeff Peterson...gate change update for Waterpark: 13K expense including electrical and card-based security system. Question was raised about need for gate replacement cost (Jeff to investigate). Key cards would \$46/100. Residents would get one free and pay \$25 for extras. If lost or move, all are deactivated. There is a \$225 billed charge from Pedernales around the project that needs clarification (Jeff to pursue). Table the action to the next meeting pending roads and above clarification on gate piece. In the interim, regular keys need to be turned in at closing or closings are held up (Kirby Hicks). Mark Copeland suggested replacing keys every 6 months vs. keycard. Debate on the issue suggested those logistics may be too complicated. We need to review posted signage at Waterpark in conjunction with the rest of this project and update verbiage as appropriate.

Architectural Control Committee (Bobby Knell): No new activities or actions. Table discussion on non refundable construction projects pending vote on transfer of interior roads to the County. Murt to create polite beautification template letter to remind property owners to deal with eyesores like trailers, brush piles etc. on the front side of properties.

Communication (Jill Clark): Flags will fly on the sign board when important announcement posted. Plans suggested to work on a new resident intro packet

Old Business:

Hayride for October 19, 5pm: Need 15 candy stops (volunteers contact Kellee); to include Los Palomas detour this year.

Cookies and Caroling planned for December

Ranchettes meet monthly (contact Petersons if interested)

Fire Escapes: Knell and Germer to connect with Lon Shell and County concerning options and report at next meeting.

New Business:

Delinquent Annual Dues...discussion of penalties if not paid by 3/31 due dates annually. Date of sale collection could be final enforcement point. Bobby Knell to draft proposal for consideration at next Board meeting.

Fire Tank needs anode replacement (\$170) scheduled for two weeks hence (Tanzillo has ladder). And, tank is $\frac{3}{4}$ full, probably \$500 to fill. Motion on spend (Knell with second from Hicks), approved unanimously.

3237 intersection update/review provided: additional suggestions included poles in the turn lanes to prevent use for passing and to consider redoing the stone work (beautify) as part of the widening/flattening at the first cattleguard entrance.

National night out is October 1...suggestion to do as last year inside the second cattleguard...Kellee to pursue Gregg Germer to organize.

Litter Patrol emphasized for all (Clark)

PEC looking at including high speed internet with their lines...survey of some residents to come

Fire wise messaging and practices to be revisited (Clark)

