

Minutes of RMR Board 6.3.2020 called to order 6:06 pm

Attending, Jefferis Peterson, Ryan Hartman (by phone) & Kellee Hartman, Joe Dalton, Jill Clark, Robert Murtaugh, Bill Haser.

Park Report: We got a bid on security cameras from Udel Security Solutions. Bid is from about \$3000 to \$4000 depending upon options. Kellee will get another bid.

Discussion as to raise the fence or block off the gap.

Joe will check on fail safe measure: if power goes out the gate should default to open to allow people to exit.

Motion to create a no cost (to us) contract with Wimberley towing to prevent unauthorized parking and to buy signs, if needed. Kellee made motion, Jeff seconded. Passed unanimously. Signage will say unauthorized parking will be towed at owner's expense.

Park needs the trees trimmed for emergency services. We also need keys for emergency services. Ryan will contact the services to see how to establish access and to get an address for the Water park.

Park clean up day: July 11th.

Volunteers are interested in being an informal park patrol to monitor health and safety of the park, and keep an eye out for unauthorized uses.

Motion: to establish a park patrol to be a committee under the parks committee. Kellee proposed, Bob seconded and passed.

Key card dispersal.

Clarification of the Key Card Policy:

Using the language from our bylaws and covenants, the policy is to give one key per "Member in Good Standing" at the "household" level. That would cover individual lot owners, and well as everyone else. Owning property in RMR makes you a Member of the Association. It doesn't matter if you own one lot or 5 lots, you are a Member.

So if Mr. and Mrs. Smith own Lot 123, they are both Members of the Association, but we treat them as one "household" for the purposes of the gate key. Additionally, we allow for additional keys per developed lot owned by the same Member household to allow those residents, who may be renters or short term guests, to have access to the park. For the purpose of the gate keys, we treat all Members equally, regardless of how much property they own.

Park rules adjusted with minor grammatical corrections and updates for the new gate. (See Below)

Motion to adopt corrected rules and clarified key card policy,: Kellee and Joe seconded. Passed, and will be submitted to the county to replace outdated park rules.

Cabana rebuild tabled.

Roads: Ballots to be prepared and sent out probably by Sept and we will send out an updated list of property owners.

Treasury report. On budget year to date. See attached.

ACC Report: 850 Bluff View doing an extension.

Communications: missing only 26 emails of our members. Talking to Helen about capturing emails upon transfers.

Other items: Oak Wilt Education coming soon.

General Meeting rescheduled for July 25th.

Nuisance from Home Away rental of 1211 Windmill and sheriff was called. Kellee will have a letter to send to address the issue and a discussion.

Vote to approve all reports: Bob second by Jill. Approved
Motion to adjourn at 7:33.

RIVER MOUNTAIN RANCH RIVER PARK **RULES & REGULATIONS**

Video Surveillance and log of gate access will be monitored by RMR POA.

This River Park is private property for use only by River Mountain Ranch Property Owner or invited guests.

If you are not a River Mountain Ranch Property Owner or invited guest of River Mountain Ranch Property Owner, you are committing criminal trespass.

This River Park is for enjoyment of authorized persons, but use at your own risk. Use caution and good judgment, especially when the river is high.

This River Park area is in its native state. There are no guards, telephones, trash cans, or other amenities such as permanent restrooms, potable water, and electricity.

All property adjoining the River Park is private property. Please do not trespass on this property.

1.Fraudulent duplication of gate access key will result in immediate deactivation of cards for one year.

2.Intentional damage of River Park and structures (such as tying the gate open) will result in immediate deactivation of cards for one year and assessment for all damages and costs.

3.No open fires are permitted. Fires permitted in the park grills only. Please bring sufficient water to assure that your grill fire can be completely extinguished before you leave the park.

4.Pets are allowed if on a leash or under the control of its owner.

5.No overnight camping is permitted.

6.Glass containers are prohibited beyond the gate to the river bank area.

7.No Fireworks allowed.

8.Be courteous and respectful to all guests and act accordingly.

9.When leaving the park, please take your trash with you, as well as all other personal belongings (lawn chairs, tubes, etc.) There are no trash receptacles in the River Park.

10.River Park hours are from Dawn until 10:00 p.m.

11.Upon entry of River Park allow gate to close behind you before proceeding to ensure no unauthorized people have access to the River Park.

12.Replacement Keys will cost \$50.00 per key.

13.Property Owners with delinquent dues that are 90 days or more delinquent will have their cards deactivated.

14.If owners or their guests violate park rules, the owner's card will be subject to deactivation for one year.

Anyone who accepts and/or uses the key card(s) to the Park is consenting to following all RMR River Park Rules & Regulations stated within or any changes/additions to Rules & Regulations posted on the River Mountain Ranch Property Owners Association website.

Thank you all for your cooperation in helping to keep the Park and the River clean, safe, and enjoyable for all!

HAYS COUNTY SHERIFF'S DEPARTMENT – Phone: (512)393-7800; Emergency: 911

HAYS COUNTY FIRE DEPARTMENT - Phone: (512)847-3536; Emergency: 911

Your keys are #_____. By signing this you are agreeing that you as a River Mountain Ranch Property Owner and your guests will be compliant of all rules and regulations that the River Mountain Ranch Property Owners Association lists for the River Park.

You also agree that if you plan to plan to use the park for a large party or special event that you will advise a POA Board Member at least seven (7) days or more in advance of said party/event.

If you lose a key, you must notify a POA Board Member immediately.

Enjoy the Park, and thank you for your cooperation!

Property Owner's Name

Lot Number(s)

Property Owner's Signature

Date

Address

Phone Number

Email Address

7:13 PM
05/31/20
Cash Basis

River Mountain Ranch POA
Balance Sheet
As of May 31, 2020

	<u>May 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking #4152	39,475.97
Wells Fargo C.D.	10,602.45
Total Checking/Savings	50,078.42
Other Current Assets	
Hermosa Paloma Gate Billable	1,234.60
Total Other Current Assets	1,234.60
Total Current Assets	51,313.02
Fixed Assets	
Fire Protection Water Tank	11,750.10
Total Fixed Assets	11,750.10
TOTAL ASSETS	63,063.12
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposits Payable	3,000.00
Total Other Current Liabilities	3,000.00
Total Current Liabilities	3,000.00
Total Liabilities	3,000.00
Equity	
Retained Earnings	88,497.43
Net Income	-28,434.31
Total Equity	60,063.12
TOTAL LIABILITIES & EQUITY	63,063.12

