

River Mountain Ranch POA Membership Meeting
Wimberley Community Center
January 11, 2020

Board Members Present: Hartman, Clark, Peterson, Hicks, Knell, Murtaugh
Guests: Lon Shell and Mark Kennedy from Hays County

Call to Order: 10:04am

Roads: Lon Shell, ready to proceed with vote on turnover of interior roads to the County: Verification of ownership of lots and estimate for cost on County assuming roads is complete. Special Assessment is \$610 per lot/year times 7 years, this would be the maximum (could come in less) and would be what would be decided by County balloting to the homeowners. Next steps are for the POA Board to give the go ahead on the plan which will then be presented to the Commissioners Court for approval to send ballots. If vote is affirmative, work likely to begin 18 months thereafter. Mark Kennedy, Hays County General Counsel, circulated the lot ownership list and invited homeowners with multiple lots listed to discuss with his office if a concern on that accuracy, eg buildable lots, etc. Option will exist to payoff special assessment all in one payment, consideration especially if planning on selling or refinancing over the 7 year period. The special assessment is likely not property tax and if considered for a claim on income tax submissions, consult your accountant. As an aside, Kirby Hicks is preparing a "how to" list in regards to handling a lien with a title company in case of a sale during the lien period. The County, per Mr. Kennedy, is also willing to assist as well in sorting through transactions (sale/refi) should the need arise. Mr. Shell spoke to the 3237 project (intersection with RMR Road)...submitted to State engineers for comment and approval, stuck in limbo there due to the State being overwhelmed on that front. The "Band-aid" repair to our interior roads came to 75K...if you notice any "misses" communicate those to the Board for attention/action.

Query on Broadband with Spectrum...not likely to come to RMR without infusion of Capital expenditure from the State...appropriation for rural development of Broadband possible in coming legislative sessions

Treasurer (Kirby):

Budget 41.5K in 2019, collected 42K including some delinquents (of which 5 remain). Road expenditure in 2019 was 33K against a budget of 25K. The road expense was cattleguard and 25K of the roads "band-aid". The remaining 50K of road repair will hit 2020. Current assets of 91K with 68K in cash. Dues in Q1 will replenish upcoming 50K roads expenditure and the Hope with a vote to move the interior roads to the County that we can turn attention to other matters such as Waterpark upgrades.

Park Report (Jeff):

Moving to electronic keycard/automatic gate...will allow inactivation of keys with sales, delinquency on dues payments, etc. PEC is putting in transformer and pole, bids are out on the gate and electric, expect completion by May 2020. Each property owner will receive a free keycard and can pay small fee for another. Next up for 2020, cabana repair and upgrade along with landscaper contracting.

ACC (Bobby):

3 deposits in hand including two new projects anticipated to build soon

Communications (Jill):

Methods used to contact are mail (required in bylaws for all official business), website, Next Door, Community Board at Cattleguard, and email (incomplete listing at present that is being worked on). Recent events included the Halloween Hayride along with Caroling and Cookies...want to build our sense of community in RMR so additional events are planned including upcoming ones in conjunction with the Ranchettes (April: Shady Lhama; June: Waterpark). New Members packet in the works. Any inputs or queries to the Board...email ContactRMR@yahoo.com

New Business:

**Election Results—new board members: Ryan Hartman, Joe Dalton, Bill Haser;
re-elected: Kellee Hartman**

2020 Officers and Committees:

President: K Hartman

Vice President: J Clark

Secretary: J Peterson

Treasurer: B Murtaugh

Roads: Joe Dalton

Parks: Ryan Hartman

ACC: B. Haser, B. Murtaugh assisted by Bobby Knell/Rick Skiles

Next POA Board Meeting is March 11, 6pm at the Wimberley Community Center