

**RIVER MOUNTAIN RANCH – WIMBERLEY**

**PROPERTY OWNERS ASSOCIATION**

**Subject: Minutes for February 2012**

**Draft: February 22, 2012**

**Attendance:** John Tanzillo, Ron Nielsen, Fred Carney, Jeanne Martin, Bill Powell, and Wellborn Gregg were present. Tom Lentini was absent.

**General:** The meeting was called to order on 9 February 2012 at 6:01 p.m. by John Tanzillo who conducted the meeting. A copy of the agenda is attached as Exhibit A. Upon motion by Fred and seconded by Ron, the Board unanimously approved the minutes from the January meetings.

**President's Report:** John welcomed the new Board members. He then stated that the transfer of the Hermosa-Paloma road had been completed and that we were just waiting on the registered documents to be returned from the County. John then began a discussion of the draft policies, Bylaws, and Covenants & Restrictions, that the previous Board had been working on since September 2011. A lengthy discussion concerning both the Bylaws and the Covenants & Restrictions ensued. Several suggested changes to the C&R were made by Jeanne to clarify vague statements within the document. John asked her to submit the exact wording of the suggested changes to John so they could be incorporated into the next draft.

**Supplemental Discussion.** John stated that he had a followup discussion of eVoting with Scott McKeel of Strateja, 13500 SW Pacific Hwy, Suite 213, Tigard, OR 97223. The Board had previously approved \$349 for the effort. The detailed discussion of the contract with the Strateja representative indicated that the contract options required for RMRPOA would cost an additional \$150. John made a motion to approve the additional funding that would bring the approved total to \$499. Fred seconded the motion and the motion passed unanimously.

**Vice-President & Architectural Control Report:** Jeanne stated that she had spent a lot of time reviewing all of the documents that had been provided to her by her predecessor. She also indicated that she was intending on visiting David Junkin's office to review the documents that we had on file there as well as planning on how to return plans to owners that we no longer needed to return (beyond the 4 year retention period).

Jeanne also stated that she had visited several building sites within RMR to check on their status. Jeanne then stated that she had some serious concerns for one site after visiting the Kennedy's on Hidden Creek. It appeared to her that the Kennedy's had not built what had been approved and that they were potentially in violation of the C&R for not meeting the minimum square footage of 1800 sq ft and possibly for building a concrete pad without first receiving permission from the ACC. A long discussion ensued. Jeanne was asked to contact David Junkin to get his legal advice on how the Board should proceed.

**Treasurer's Report:** Fred stated that the present checking account balance is \$17,974.91 which includes \$7,500 in construction deposits. We also have a CD on deposit of \$10,575.95 which renews in March. The calculated dues for 2012 were \$150.76. Fred asked John to post that on the website. Fred then discussed the 2012 budgets indicating that the 2011 budget levels would be used as a starting point. All of the Board members agreed.

**Secretary's Report:** No report available.

**Roads Report:** Ron stated that Sanders Landscape Services had completed their tree removal and had done a great job. He then indicated that he was going to ask Sanders about cutting grass and trimming trees that were too close to the roadway along the River Mountain Road

right of way. Ron also stated that he would begin the process of reviewing what road work needed to be done in 2012 and getting quotes from various contractors.

**Communications Report:** Wellborn stated that there was nothing new to report.

**Park Report:** Bill stated that he had gotten all of the remaining keys to the Park from his predecessor. He suggested that the spring Park cleanup be combined with a cleanup of River Mountain Road. All of the Board Members agreed.

**New Business:** No new items were discussed.

**Adjournment:** The meeting adjourned at 8:02 p.m. The next regularly scheduled Board meeting: 6:00 p.m., Thursday, 8 March 2012 in the Cypress Room at the Wimberley Community Center.

Tom Lentini  
Secretary