

**River Mountain Ranch – Wimberley**  
**Property Owners Association**

**Subject: Minutes for April 12, 2012**

**April 30, 2012**

**Attendance:** John Tanzillo, Ron Nielson, Fred Carney, Wellborn Gregg, Jeanne Martin, Bill Powell, Thomas Lentini.

**General:** The meeting began on April 12, 2012 at approximately 6:22 P.M. by John Tanzillo who conducted the meeting. Upon motion by John Tanzillo and seconded by Fred Carney, the Board unanimously approved the minutes from the regular board meeting of March 8, 2012. Prior to the start of the meeting Property owner and former Board President Robert Luongo asked to address the Board concerning the upcoming road repair. Mr. Luongo stated that while on a previous board he gained experience concerning the repair of roads in River Mountain Ranch and is willing to share that experience with the current Road Chair Ron Nielsen. Chair Nielson thanked Mr. Luongo for his offer.

**President's Report:** John stated that he is continuing working on the e-voting project. Hopefully midyear issues will be a good test of the system. Members will be sent post card notices concerning of the e-vote procedure. John again discussed with the board members draft policy revisions to the C&Rs

**Treasurer's Report:** Fred reported that the bank balance as of April 12, 2012 was \$47165.18 this included \$7,500 in construction deposits. Fred reported that there were 35 delinquent accounts totaling approximately \$5400 in collectibles.

**Architecture's Report:** Jeanne reported that a Special Meeting/Hearing held on 31 March 2012 with Mr. John Kennedy determined that he intended to complete his home to meet the 1800 sq. ft. minimum. His architect (Burlson) was with him. Mr. Kennedy stated that he would be finishing the middle area of his home per the plans that were approved by the ACC last year that showed the exterior

walls being covered with floor to soffit windows. He further indicated that all construction would be completed during May 2012. The details of the designed were reviewed by the entire POA Board and approved.

**Secretary's Report:** Nothing to report.

**Roads Report:** Ron reported the right of way clearing continues. Ron stated that he is also seeking additional bids for the road repairs.

**Communications Report:** Nothing to report.

**Vice-President and Parks Report:** Bill stated that it is time for the re-issue of park keys. Bill stated that he was also looking into ways to make the cattle guard at the park's gate safer to cross.

**New Business:** John asked the board when and where the midyear meeting should be held. It was decided that the meeting would be June 9, 2012 at the Wimberley Community Center. A motion for fifty dollar door prize was made by Fred and seconded by Jeanne. The motion was approved by a 7 to 0 vote.

**Adjournment:** The meeting adjourned at approximately 8:00 P.M. The next regularly scheduled Board meeting will be on Thursday, April 12, 2012 in the Cypress Room, Wimberley Community Center.

Thomas Lentini

Secretary of the Board

Tom Lentini

Secretary

