

River Mountain Ranch – Wimberley
Property Owners Association

Subject: Minutes for May 10, 2012

May 30, 2012

Attendance: John Tanzillo, Fred Carney, Jeanne Martin, Bill Powell, Thomas Lentini.

General: The meeting began on May 10, 2012 at approximately 6:00 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 April 12, 2012. There was no public interest at this meeting.

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. John again discussed with the board members policy revisions to the C&Rs. As a result the following policies were passed or held in pending.

Policy # - 1 River Mountain Ranch – Blanco River Park Rules and Regulations

Motion to Approve – Powell; Second– Martin; Unanimous Approval

Policy # 2 – Obtaining Architectural Approval & Required Construction in River

Ranch - Motion to Approve – Lentini; Second – Carney; Unanimous Approval

Policy # 3 – River Mountain Ranch Board Election Process – No vote pending
revision of eVoting process

Policy # 4 – River Mountain Ranch Payment Policy - Motion to Approve- Carney;
Second – Lentini; Unanimous Approval

Policy # 5 - River Mountain Ranch Records Retention Policy -

Motion to Approve - Carney; Second-Lentini: Unanimous Approval

Policy # 6 – River Mountain Ranch Records Production Policy – Motion to Approve-Powell; Second-Lentini; Unanimous Approval

John reported that the River Mountain Ranch Property Owners Association Commercial Insurance Policy is due for renewal. The cost of the premium to the Philadelphia Insurance is \$1767. John also reported that the River Mountain Ranch Property Owners Association Directors and Officers Liability Policy is due for renewal. The cost of the premium to the Burns and Wilcox is \$3105. Jon made a motion that these premiums be paid, seconded by Jeanne Martin and was passed unanimously.

John discussed the vacancy on the Neighborhood / Firewatch Committee. Jeanne Martin stated that she would contact Dorothy Powell to determine if she was interested in filling that vacancy.

Treasurer's Report: Fred reported that the bank balance as of May 10, 2012 was \$48214 this included \$8,500 in construction deposits and a \$10,000 Certificate of Deposit. Fred reported that there were 22 delinquent accounts totaling approximately \$3369 in collectibles. Fred reported that one three year delinquent account became current since the last report.

Architecture's Report. Jeanne reported that she continues to confer with the Killions to insure that their barn meets C&R requirements. Jeanne further reported that she is also in contact with the Strelzicks to get the plans for a pool house on their property. This structure has yet to be approved by the ACC. Jeanne reported that at the June meeting that construction plans over four years old will be returned to the owners at the June meeting. Denials and Variances would be retained.

Secretary's Report: Nothing to report.

Roads Report: John reported that Ron has given him the results of his search for a contractor for the road repairs. Myers Concrete bid was \$13,700 for 2910 square feet of repairs or \$4.70 per square foot. Cummings bid was \$18,063 for

8021 square feet of repairs or \$2.25 per square foot. Ron recommended we contract with Cummings because we would get three times the repairs for \$4363 more. John made a motion to appropriate \$20,000 for road repairs and accept the Cummings bid, it was seconded by Tom and voted for approval by an unanimous vote. Jeanne wanted to know if in the future Bluff View and Hermosa Paloma could be identified with rock base road signs similar to other RMR street signs. All agreed that the matter would be considered, but John said cost could be a deciding factor.

Communications Report: Nothing to report.

Vice-President and Parks Report: Bill reported that a bid of \$1072 was received from Sanders Landscape Services to clean up the park area. Fred made a motion to appropriate \$1100 for the park clean up by Sanders Landscape Services. Tom seconded the motion and it was passed unanimously.

New Business : Jeanne asked if consideration could be given to having the port-a-pottie added earlier in the season and removed later in the season. It was decided that further discussion was needed on this topic.

Adjournment: The meeting adjourned at approximately 8:00 P.M. The midyear meeting scheduled Board meeting will be on June 9, 2012 at the Wimberley Community Center.

Thomas Lentini

Secretary of the Board

Tom Lentini

Secretary