

RIVER MOUNTAIN RANCH – WIMBERLEY

PROPERTY OWNERS ASSOCIATION

Subject: Minutes for July 2011

Final: July 14, 2011

Attendance: John Tanzillo, Fred Carney, Al Ohm, Wellborn Gregg, Ron Nielsen, Margaret Baker and Walter Schleyer.

General: The meeting was called to order on July 14, 2011 at 6:02 p.m. by John Tanzillo who conducted the meeting. A copy of the agenda is attached as Exhibit A. Upon motion by John and seconded by Wellborn, the Board unanimously approved the minutes from the regular meeting of the Board on May 12, 2011 and the minutes of the summer meeting of the POA on June 4, 2011.

President's Report:

Resolution of recent C & R violation - John stated that David Junkin had sent a letter to the resident who had not obtained prior Architectural Control Committee approval before beginning his construction project. The matter has been resolved. David Junkin said our options to resolve C & R violations were: 1. Resolve the matter after formal written notice, 2. Initiate a complaint in Justice of the Peace court, 3. File a suit in District Court for injunctive relief.

Status of Firewise/Neighborhood Watch Committees – To date, no one has volunteered to chair these positions. John will place a notice on the website that participation in these programs will cease if we cannot find a chair for these positions.

Status of RMRPOA User Group – John will email invitation to the POA members to join.

Vice-President & Architectural Control Report: Margaret asked for guidance on the question of whether or not water tanks for rainwater collection systems are “storage” units under section A 12 of the Covenants and Restrictions. The consensus was that the Board has no authority regarding rainwater storage tanks other than the setback requirements of the C & R.

Treasurer's Report: Fred stated that we have \$29,157 in the bank, which includes \$12,500 in construction deposits but does not include the CD. There are at present \$3,394.68 in unpaid 2011 assessments.

Secretary's Report: Nothing new to report.

Roads Report: Ron stated that he had requested three bids to restripe River Mountain Road from 3237 to the middle gate and had received one. Meyer Construction will restripe the road with better quality paint for \$2,800. Ron moved to authorize spending up to \$3,000 to restripe the road. Fred seconded the motion and the Board unanimously approved.

Communications Report: Wellborn will set a cutoff date for submitting any new information for the next POA directory.

Park Report: Walter stated the estimate for a basic automatic gate at the Park entrance remains approximately \$5,000.

New Business:

- a. Discussion of new Texas Laws affecting POA/HOA – John will request legal guidance as to the effect of the new laws on the RMRPOA.
- b. Discussion of new C & R Violation – See President’s report above.
- c. Discussion of Rain Water Collection systems – See Vice President, Architecture report above.
- d. Identification of dead trees along RMR roads that are a safety hazard – Ron will survey the trees in RMR that are within 10 feet of a road and could present a hazard if they fell. John and Ron will then determine which of these trees are on RMR property and which are on private property. If on private property, the owner will be notified of the danger and asked to remove the tree. The POA will remove any such trees on POA property.
- e. Pet Registry – Wellborn will contact the resident who proposed the pet registry at the summer meeting to get details of the proposal.

Adjournment: The meeting adjourned at 7:50 p.m. The next regularly scheduled Board meeting: 6:00 p.m., Thursday, August 11, 2011 in the Cypress Room at the Wimberley Community Center.

Al Ohm

Secretary

Attachments: Exhibit A (Agenda for July meeting)