

RIVER MOUNTAIN RANCH – WIMBERLEY

PROPERTY OWNERS ASSOCIATION

Subject: Minutes for August 2012

August 28, 2012

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

General: The meeting was called to order on 9 August 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 Jeanne, the Board unanimously approved the minutes from the June meetings.

President's Report: John first discussed the renewal of the contract with Hostmonster for our website. Our current contract expires in early October and a two-year renewal would cost \$191.76. After a brief discussion, he made a motion to approve the renewal for 2-years for \$191.76. Fred seconded the motion and the Board unanimously approved the motion. John then discussed the latest draft of the Bylaws, C&R, and Policy #3-Board Election. The Board members reviewed and discussed each document paragraph by paragraph. He then indicated that the changes/adds/deletes recommended during the discussions would be incorporated into the Bylaws and C&R and that a revised draft would then be provided to them for further review. The Board agreed that Policy #3 - Board Election would remain as a final draft pending completion of this year's election cycle to ensure that we have properly captured the eVoting process.

Architectural Control Report: Jeanne stated that she had received two (2) requests for variances that had been evaluated by the ACC and that she recommended approval. After a brief discussion and review of the plats, the Board approved the variances for French (water storage) and Nielsen (driveway). She then discussed a home on Mount View that was being repaired after a recent purchase. The Board stressed that the owners needed to contact Hays County to double check what permits and inspections they would need, if any. Since they were only repairing porches in the existing footprint, no formal approval from the ACC would be required. Jeanne then provided the wording for the definition of the "masonry" requirement to John for incorporation into the draft C&R. This requirement is in the old C&R, however, during the legal review of the draft, it was recommended that we get a better definition from builders for incorporation into the document. Additionally, Bill offered to develop a standard definition of the method that all builders/architects would have to use when calculating the 50% masonry requirement for new construction. He indicated that he would provide the definition to John in the next couple of days. Jeanne then indicated that we had another pool nearly finished being constructed without first obtaining ACC approval, at a home on Windmill Run. This was the same home that had previously put up a fence along the street without first obtaining ACC approval as required by the C&R. Jeanne stated that she had contacted the property owners and had requested that they submit the required documents to the ACC for approval.

Treasurer's Report: Fred stated that as of 31 July the POA checking account balance was \$27,008.41 which included \$10,500 in construction deposits. We also have a CD on deposit of \$10,578.17 which renews in September. He also stated that we had two late Maintenance Fund/Annual Fees (less than \$300 total) overdue and that he expected to get those resolved before the end of August.

Secretary's Report: No report available.

Roads Report: John presented Ron's report. A meeting with Sanders Landscape is to be scheduled within the next couple of weeks to discuss grass cutting and trimming to be done. Once the cost estimate is received, Ron will present it to the Board for approval. Areas to be

cut/trimmed are: River Mountain Road from 3237 to the junction with Windmill Run, trim around the lower and inner gates, raise the canopy on any trees blocking visibility from River Mountain Road and 3237, trim around all stone street signs, trim a section of trees and shrubs along Windmill Run that is preventing good visibility around a corner, trim around the community fire fighting water tank, and trim around the Water Park gate. The Water Park was cut earlier this year but will be added in as a separate cost item in case it needs it again.

Communications Report: Wellborn stated that he was working on an update to the Directory. He also indicated that the cut-off date for the update of contact information would be 30 September.

Park Report: Bill stated that the Park was cleaned up and looked pretty good.

Neighborhood Watch/Firewise Committee Report: John read a note from the Committee Chairperson, Dorothy Powell, stating that the RMRPOA would participate in the Hays County National Night Out (NNO) festivities on 2 October 2012. RMRPOA NNO will be held from 5:30 to 7:30 PM on 2 October at our inner gate. All POA members and their families are invited to attend.

New Business: No new items were discussed.

Adjournment: The meeting adjourned at 8:01 p.m. The next regularly scheduled Board meeting: 6:00 p.m., Thursday, 13 September 2012 in the Cypress Room at the Wimberley Community Center.

Tom Lentini
Secretary