

River Mountain Ranch – Wimberley
Property Owners Association

Subject: Minutes for September 13, 2012

September 16, 2012

Attending: John Tanzillo, Wellborn Gregg, Thomas Lentini, Bill Powell, and Ron Nielsen.

Absent: Jeanne Martin, Fred Carney

General: The meeting began on September 13, 2012 at approximately 6:00 P.M. by John Tanzillo who conducted the meeting. Upon motion of John Tanzillo and seconded by Bill Powell, the attending Board members unanimously approved the minutes from the regular board meeting of August 9, 2012. There was no public interest at this meeting.

President's Report: John stated that we need to review documents that have to be mailed out over the next three months. The first mail out is the Nominating Letter for the Board Election. It should, be mailed out no later than October 15, 2012. John reported that the nominating committee is Loyal White and Martha Middleton and Jerry Martin as an alternate. The next mail out mentioned was the Standing Notice of Board Meetings and the Reminder Letter from the ACC. These could be sent out with the nominating letter or with the ballot letter in December. The last items John discussed were the current final drafts of the Bylaws and Covenants & Restrictions. John recommended that a package consisting of a cover letter, the current Bylaws, the current C&Rs, the final draft of the new Bylaws and the final draft of the new C&Rs. The POA members would thus have a letter discussing the who, what, why of the documents. We are also soliciting their

comments about the documents to be submitted by January 15, 2013. This package would be mailed by the middle of October.

Treasurer's Report: John reporting for Fred reported that the POA has \$25,510.52 in its checking account along with a CD valued at \$10,580.36.

Architecture's Report: Tom reporting for Jeanne reported that the ACC approved: remodeling plans for 101 Mount View; pool plans for 805 Bluff View; pool greenhouse; parking place plans for 900 Windmill Run and a driveway for 424 Hermosa Paloma. The ACC also granted variances letters for: 805 Bluff View for an asphalt driveway; water collection concrete pad; Lot 3 Hermosa Paloma for a rainwater collection pad and tank; 322 Trail Ridge Road for previously approved metal sided pump house wall. The ACC was also waiting on the retroactive approval request for the swimming pool at 2101 Windmill Run. The ACC also reminded the owners of 2051 Windmill Run that any permanent driveway needs to be placed outside the 25 foot setback from the side property lines.

Secretary's Report: Nothing to report.

Roads Report: Ron reported that Sanders Landscape Services submitted a bid of \$1673.10 to mow the shoulders and related work for RMR roads and a bid of \$1072.50 to mow the water park. John made a motion to approve the expenditure of \$3,000.00 for these projects. It was seconded by Bill and approved unanimously by the attending board members.

Communication Report: Wellborn reported that he continues to reconcile his POA contact lists with the new E-Vote registration list.

Parks Report: Bill reported that mowing at the water park should begin shortly.

Firewise / Neighborhood Watch Report: John reporting for Dorothy reported that for NNO Marion Mayfield will be the guest speaker. Dorothy will bring sign up forms for new members and for updates. Dorothy also stated there were still Block Captain vacancies. In Firewise matters the new contact is Patrick Allen.

Adjournment: The meeting adjourned at approximately 7:30 PM. The Board will next meet on October 11, 2012 at the Wimberley Community Center.

Thomas Lentini

Secretary of the Board