

RIVER MOUNTAIN RANCH – WIMBERLEY
PROPERTY OWNERS ASSOCIATION

Subject: Minutes for November 2010

Final: November 11, 2010

Attendance: David Conway, JohnTanzillo, Fred Carney, Al Ohm, Dave Lewis, Margaret Baker and Walter Schleyer.

General: The meeting was called to order on November 11, 2010 at 6:01 p.m. by David Conway who conducted the meeting. A copy of the agenda is attached as Exhibit A. Upon motion by Fred and seconded by Dave, the Board unanimously approved the minutes from the regular meeting of the Board on October 14, 2010.

President's Activity Report: Nothing new to report.

Treasurer's Report: Fred stated that we have approximately \$12,000 in the bank, after deducting \$1,500 in construction deposits. We still have approximately \$900 in unpaid 2010 assessments that represent seven lots. Some individuals still have not responded to telephone calls. Fred will send a letter requesting payment. Fred also provided the October 2010 Profit & Loss Budget Performance and the October 31, 2010 Balance Sheet, all of which is attached as Exhibit B.

Park Report: Walter stated that he had requested information from a company regarding an automatic gate for the Water Park. He has yet to receive a response.

We still have an ant problem.

Grass in the Water Park along the walkway to the River has become a problem, interfering with access. Dave moved and Fred seconded that Walter be authorized to spend up to \$416.68 to cut the grass along the walkway. The Board unanimously approved.

Communications Report: John previously emailed to the Board the Fall newsletter for review.

Architectural Control Report: Margaret stated that no new plans have been submitted.

Roads Report: Dave stated that Artie Hughes plans to start the River Mountain Road repairs next week.

The road sign at Water Park and Windmill Run has been corrected.

Reflective tape for the stop sign poles costs \$177 for a 150' by 2" roll. Each pole will take about 25' of tape so we will need two rolls. Purchase of the tape will be deferred until next year.

Secretary's Report: Nothing new to report.

Consider & Act:

4a) Additional items to include in Ballot mail out (if any). John will include a letter to each member concerning their directory information and any updates to the directory. A sample of the letter is

attached as Exhibit C. In addition, Dave and John will prepare a proposal to the members concerning a special assessment to be dedicated solely to road improvements.

4b) Transfer Hermosa Paloma roadway property to RMR POA. Al will contact Mike Stevens concerning transfer of the HP road from the developer to the RMR POA. We need to determine the cost to prepare the necessary document(s) and obtain execution of same and what information he will need to prepare the document(s).

4c) Agenda items for Annual meeting – Jan. 22, 2011. Deferred to next regular Board meeting.

4d) Motion to handle Firewise Chair opening like Current Neighborhood Watch opening. The ballot mail out will include a request for volunteers for the Firewise Chair and Neighborhood Watch opening. John will draft.

4e) Job Descriptions for next board. There has been a problem in transferring “institutional knowledge” from each Board to the next. Some files should have been transferred from outgoing Board members to their replacements but apparently they were not. With a view to improving the continuity of POA knowledge, each Board member will review their position and write a job description for discussion at the next meeting.

4f) Water park key process. Al moved, John seconded and the Board unanimously approved that we defer consideration of the key process until the members decide whether or not an automatic gate will be installed.

4g) Insurance review. Jerry Martin borrowed the insurance policies for review and will be finished soon.

4h) Post agenda online then follow-up with Online minutes. Al proposed that we post the agenda and approved minutes online in order to get more participation by the members in the issues facing the POA. In addition, creating an archive site for the minutes would allow all members to review the matters that were decided in the past. Fred moved, Dave seconded and the Board unanimously approved posting, starting in December, the Board meeting agenda one week before the meeting and the minutes of each meeting after Board approval.

4i) Form a Committee to write and enforceable business covenant (could be survey question). David will write proposed questions that could be included in the online survey.

4j) Pet control. There was a general discussion regarding unnamed individuals who appear responsible for most of the pet complaints in RMR.

Adjournment: The meeting adjourned at 8:04 p.m. The next regularly scheduled Board meeting: 6:00 p.m. on Thursday, December 9, 2010 in the Cypress Room at the Wimberley Community Center.

Al Ohm

Secretary

Attachments: Exhibit A (Agenda for October meeting)

Exhibit B (October 2010 P&L Budget Performance and Oct. 31, 2010 Balance Sheet)

Exhibit C (Directory information update letter)