

RIVER MOUNTAIN RANCH – WIMBERLEY

PROPERTY OWNERS ASSOCIATION

Subject: Minutes for November 2011

Final: November 10, 2011

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

General: The meeting was called to order on November 10, 2011 at 6:00 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 Walter, the Board unanimously approved the minutes from the regular meeting of the Board on October 13, 2011.

President's Report: John stated that there was no word yet on the removal of the dead tree on Hermosa Paloma Road.

John checked the website "HOA Now" for information on an online voting systems and the procedures that could be implemented for the 2012 RMR POA elections. John briefed the Board on these procedures which would be similar to the electronic voting used by the PEC for its Board elections. John will prepare a draft policy on implementing electronic voting.

John prepared proposed changes to the POA Bylaws and two proposed proxy forms. He sent these to Mike Stevens for review.

Vice-President & Architectural Control Report: Margaret stated that she has received two new requests for architectural approval, both of which will be approved. She is still trying to contact persons who finished their projects so that the Committee can do a final inspection and refund the deposits.

Communications Report: Deferred to the next meeting.

Treasurer's Report: Fred stated that he received a tax bill for the POA roads in the amount of \$408.39, which will be paid.

There is at present \$1,637 in unpaid assessments. \$290.69 of that amount is for a property that is in foreclosure. Another \$290.69 represents an unpaid assessment from an associate lot owner.

The present account balance is \$22,428.30 which includes \$10,500 of construction deposits.

Secretary's Report: Nothing new to report.

Park Report: Walter stated we have no new bids for installing an electric gate to the Water Park. The bids we have are several months old. Walter will look into getting new proposals to present at the January POA membership meeting.

Roads Report: Ron recommends that we leave the trees on RMR property as they are rather than spend \$900 a day for tree removal. However, Ron will ask Bartlett Tree Service to give an estimate for removing a tree near the intersection of Windmill Run and Winding Trail and for removing several tree branches that are overhanging the roads.

New Business:

Status of Nominations for 2011 Board Election. There are four vacancies to be filled in the upcoming Board election.

Adjournment: The meeting adjourned at 7:16 p.m. The next regularly scheduled Board meeting: 6:00 p.m., Thursday, December 8, 2011 in the Cypress Room at the Wimberley Community Center.

Al Ohm

Secretary

Attachments: Exhibit A (Agenda for November meeting)