

River Mountain Ranch – Wimberley

Property Owners Association

Subject: Minutes for Meeting of November 8 2012

December 1, 2012

Attending: John Tanzillo, Thomas Lentini, Bill Powell, Wellborn Gregg, Jeanne Martin

Absent: Fred Carney, Ron Nielson

General: The meeting was called to order 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 October 11, 2012. There was no public interest at this meeting.

President's Report: John stated the documents that had to be sent to POA members were sent. Concerning the first mail out, the Nominating Letter for the Board Election, John stated that to date there were no nominations for the upcoming three Board positions. The next mail out mentioned was the Standing Notice of Board Meetings and the Reminder Letter from the ACC. John stated that the 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 drew one question and one comment concerning an error of omission in the Architectural Control section (para. B-3) of the Covenants & Restrictions, in that the draft document did not address the process for the refund of the \$1000 construction deposit. John indicated that the corrected wording would be added to the Restrictions and the file updated on the website as soon as possible. John stated that the RMR POA website Dreamweaver software needed to be updated to the latest version. The cost of the update would be \$249.00 plus tax. Wellborn presented a motion for expenditures of funds for this purchase. The motion was seconded by Tom and all present voted to pass the motion.

Treasurer's Report: Reporting for Fred, John stated that as of October 31, 2012, assets (checking and savings) were \$33,379.29. Liabilities totaled \$10,500 (construction deposits payable). There was \$9.00 in accounts receivable.

Architecture's Report: Jeanne reported that the following projects were approved:

A shed to house a water tank on an existing concrete for 250 Lone Man Overlook. A rainwater collection tank installed on a concrete ring for 351 Bluffview, a pool and decking for 1211 Windmill Run.

There was a discussion concerning an approved project for Mark Chelette at 250 Mount View. Jeanne stated that she had tried to contact Mark several times concerning the \$1000 construction deposit and that he has not responded to here emails of telephone messages.

Jeanne also stated that she has yet to received a “retro” approval request for their already installed swimming pool.

Secretary’s Report: Nothing to report.

Roads Report: Nothing to report

Communication Report: Wellborn requested \$500.00 for publication and mailing of directory. John made a motion for the expenditure of the funds, it was seconded by Jeanne and all present voted in favor of passage of the motion.

Parks Report: Nothing to report.

Firewise / Neighborhood Watch Report: No report

Adjournment: The meeting adjourned at approximately 7:30 PM. The Board will next meet on December 13, 2012 at the Wimberley Community Center.

Thomas Lentini

Secretary of the Board