

RIVER MOUNTAIN RANCH – WIMBERLEY
PROPERTY OWNERS ASSOCIATION

Subject: Minutes for December 2010

Final: December 9, 2010

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

General: The meeting was called to order on December 9, 2010 at 6:02 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 November 11, 2010.

President's Activity Report: David reminded the Board that this would be one of his last regular meetings as he would be leaving the Board soon. He thanked the Board members for their service and expressed his enjoyment at having worked with them.

Treasurer's Report: Fred stated that we have \$19,460 in the bank, which includes \$7,000 in construction deposits. We still have approximately \$900 in unpaid 2010 assessments that represent seven lots. Seven lot owners still have not paid. One may be in bankruptcy and Mike Stevens has been requested to look into that. Fred gave a status report on the remaining six. John moved to establish a December 15, 2010 cutoff date for payment of dues so as to be eligible to vote in the Board election. Fred seconded the motion and the Board unanimously approved.

Park Report: Walter stated that the walkway to the river at the Water Park has been mowed. The upper part of the Park will be mowed next year.

Communications Report: John presented a draft copy of the mailing that will go out with the ballot for the Board election, attached as Exhibit B. John also presented a copy of the proposed on-line survey questions, which may be later modified to include questions on a special assessment, attached as Exhibit C.

Architectural Control Report: Margaret stated that two construction sites have been completed and Fred has been requested to return the deposits.

Roads Report: Dave stated that Artie Hughes has been delayed several times in getting to our road repairs. The work may be done this weekend.

Dave passed out a proposal with respect to a special assessment for road repairs, attached as Exhibit D. The consensus of the Board was that such a proposal should be postponed until an itemized list of repairs can be presented to the POA. Dave will talk to Artie about professionals who are qualified to do a road survey and prepare an itemized list.

Secretary's Report: As requested at the last meeting, Al had contacted Mike Stevens concerning the conveyance of the Hermosa Paloma Road to the POA. The Board was informed of the results of that contact in a November 13, 2010 email, attached as Exhibit E. John moved, and Dave seconded the motion, to hire Mike Stevens to draft the appropriate document(s) conveying the HP Road to the RMRPOA. The Board unanimously approved.

Consider & Act:

4a) Transfer Hermosa Paloma roadway property to RMR POA. See Secretary's Report above.

4b) Agenda items for Annual Meeting. The agenda will consist of reports of the individual Board sections. Fred moved to offer a \$50 door prize, John seconded the motion and the Board unanimously approved.

4c) Questions for the December on-line survey to review at annual meeting. See Communications Report above and Exhibit C. John described the process by which the survey questions will be presented to the POA. The free version of the software limits the number of questions and the number of recipients. Therefore, we will have to divide the survey into three identical surveys in order to email it to all members.

4d) Job Descriptions for next board. Job descriptions were prepared by Dave (Roads), Walter (Water Park), Margaret (January 2010 Park Representative responsibilities), and David (President), all attached as Exhibit F. Copies will be given to the persons occupying the respective office when the new Board meets.

4e) The January board meeting will be the same as annual meeting. David moved that the January regular Board meeting be held after the POA membership meeting instead of the second Thursday of January, Fred seconded the motion and the Board unanimously approved.

4f) Does this board need to do 2011 budget or should new board do the budget. The consensus of the Board was that we should prepare a proposed 2011 budget and the new Board can either accept it or modify it at the January Board meeting.

Adjournment: The meeting adjourned at 7:30 p.m. The next regularly scheduled Board meeting will be after the Membership Meeting on Saturday, January 22, 2011 at the Wimberley Community Center.

Al Ohm

Secretary

Attachments: Exhibit A (Agenda for October meeting)

Exhibit B (Ballot mailing)

Exhibit C (Proposed Survey Questions)

Exhibit D (Special Assessment Proposal)

Exhibit E (Nov. 12, 2010 email from Al Ohm to the Board)

Exhibit F (Job Descriptions)