

RIVER MOUNTAIN RANCH – WIMBERLEY

PROPERTY OWNERS ASSOCIATION

Subject: Minutes for December 2011

Final: December 8, 2011

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

General: The meeting was called to order on December 8, 2011 at 6:05 p.m. by John Tanzillo who conducted the meeting. A copy of the agenda is attached as Exhibit A. Upon motion by John and seconded by Fred, the Board unanimously approved the minutes from the regular meeting of the Board on November 10, 2011.

President's Report: John stated that the bid we received for removal of the Hermosa-Paloma tree (see Roads report below) is a barrier to accepting the transfer of the Hermosa Paloma road. John will contact Mike Stevens regarding the status of whether or not the current owner will remove the tree.

Vice-President & Architectural Control Report: Margaret stated that there has been one project completion and one application for approval of a new house during the last month.

Treasurer's Report: Fred stated that the present bank balance is \$21,985.37 which includes \$10,500.00 in construction deposits. One delinquent assessment was paid today and there are five delinquent assessments at present.

Secretary's Report: Nothing new to report.

Roads Report: Wellborn gave the report for Ron. Bartlett Trees gave a bid for removal of four trees that ranged from \$2,148.77 to \$3,485.66. The higher bid included the removal of the debris. The bid for removal of the Hermosa-Paloma tree was \$1,260.00. Ron is in the process of getting another bid.

Communications Report: Wellborn stated that we currently have three nominations for the upcoming four Board vacancies.

Park Report: Walter met with a contractor this morning and a bid for installation of an electric gate for the Water Park will be submitted in approximately one week. After a brief discussion of the latest survey on the electric gate, Al moved that we cease obtaining bids since a majority of the respondents in the gate survey do not want a new gate. Fred seconded the motion and the motion unanimously passed.

New Business:

Records Retention Policy: There was a general discussion of a draft policy. The consensus was that the architectural plans need to be included in the policy and a time should be established for retention of each class of records. Since the By-laws currently provide for access to the POA records, the Board should establish a fee schedule for members who wish to obtain copies.

Payment Plan Policy for Delinquent Assessments: Fred will present a draft proposal at the next meeting.

Adjournment: The meeting adjourned at 7:25 p.m. The next regularly scheduled Board meeting: 6:00 p.m., Thursday, January 12, 2012 in the Cypress Room at the Wimberley Community Center.

Al Ohm

Secretary

Attachments: Exhibit A (Agenda for December meeting)