

RIVER MOUNTAIN RANCH – WIMBERLEY

PROPERTY OWNERS ASSOCIATION

Subject: Minutes for POA Annual Membership Meeting 2011

Final: January 22, 2011

Attendance: Board Members David Conway, John Tanzillo, Al Ohm, Margaret Baker, Dave Lewis, Fred Carney and Walter Schleyer were present. A total of 44 lots (voting members) were in attendance, which number constituted a quorum to conduct RMRPOA business during the meeting. However, the meeting was for informational purposes only. The total attendance was estimated to be in excess of 53 persons.

Welcome and Door Prize Drawing: David Conway called the meeting to order at approximately 10:12 a.m. in the Blanco Room of the Wimberley Community Center. David conducted the meeting. David welcomed everyone and proceeded to conduct the Door Prize Drawing. Skip Jorgensen was the winner of the \$50 cash prize.

David explained the agenda for the meeting (a copy of which is attached as Exhibit A) and that the agenda was the same format as our regular monthly board meetings, with the exception of approving the minutes.

Reports:

President's Report: David stated that his two year term on the Board was ending. He thanked the Board members for their service over the past year and encouraged POA members who have not done so to consider service in the future.

Treasury Report: Fred Carney stated that the POA currently has on deposit \$13,537. \$5,000 of this amount consists of construction deposits, leaving \$8,537 for future expenses. In addition, the POA has a Certificate of Deposit in the amount of \$10,580 for emergency expenses.

Fred stated that the major items in the annual budget are: Roads-60%, Professional Services-9%, Insurance-8%, Parks-4% and Communications-4%. \$4,500 was spent on the Water Park last year with most of that amount consisting of a transfer from the Roads budget.

Dues for 2011 are projected to be \$146.42. This amount could change by a few cents depending on the final month's inflation adjustment figure.

Parks Report: Walter Schleyer reported that most of the money for Water Park maintenance went to mowing. The upper part of the Park was mowed three times – May, July and November. Some trees were cut down. \$3,000 was transferred from the roads budget to the parks budget.

Other expenses were for the Port-a-potty, extra keys and repair of the Park gate lock.

Future items to consider: The question of whether or not we install an electric gate is still open. We still have had several probable trespassers and we do not know where they are getting their keys. The keys for the Park gate lock were last changed in 2007. Re-keying the lock involves replacing about 400 keys.

A basic electric gate costs about \$2,200. Better systems are available for more money. Finally, ants are a continuing problem, and a continuing expense, in the Park.

Communications Report: John Tanzillo stated that about 20 persons daily visit the RMR website.

The 2010 RMR directory was released last March. There has been an increase in the number of directory listings and about 2/3 of the POA are now in the directory.

Three newsletters were issued last year and were posted to the RMR website.

Persons who participate in receiving notices by email will have an opportunity to also participate in the surveys. One resident asked how we account for multiple email addresses at one physical address. John stated that we have about seven families with more than one email address which is not a problem for the email list. However, for those families with multiple emails, we can only use the primary email address in the directory due to space limitations. David Conway also pointed out that the surveys are for information purposes only and do not take the place of a formal vote of the members.

Architectural Control Report: Margaret Baker outlined the process for new construction approval by the Architectural Control Committee. Of the 2,200 acres of RMR, there are now 240 lots, 200 property owners and 140 homes.

Six new houses were completed in 2010, one pool and one driveway.

Margaret thanked Jim & Cathy Wheat for the Christmas decorations, Mardee Calkins for hosting Neighborhood Night Out, Jeanne Martin for chairing the Firewise Committee and Margaret Tanzillo for sharing her husband on communications projects.

Roads Report: Dave Lewis stated that the biggest problem we faced this year was rain. We had 24% more rain than average. In some cases, the heavy rains damaged the road repairs as soon as they had been done.

The biggest issue we face now is how we can get more money to work on the roads. We also have a problem with damage from construction vehicles.

In addition to repaving and repairing roads, we installed a cattle guard at the Park entrance and installed a new street sign at Water Park Road and Windmill Run.

The chip-seal repairs on River Mountain Road had mixed results. The contractor had agreed to return and re-do unsatisfactory work but did not do so. We will not be using that contractor again. Artie Hughes did this work at cost and used a hot asphalt mix to re-do certain chip-seal areas. We need a road engineer consultant to advise the POA on RMR roads.

In addition to road repairs, future projects include installing speed limit signs on River Mountain Road, installing reflective strips on our sign poles and tree removal along the right-of-way.

Secretary Report: Al Ohm stated his report would consist of the RMRPOA Board Election Results (Item 5 on the Agenda). There were three open slots on the Board this year. For the first time in several years, there were more persons on the ballot than available slots. Also for the first time in recent memory, there were no write-in votes. John Tanzillo, Wellborn Gregg and Ronald Nielsen were elected to two year terms beginning with January 2011.

Firewise Report: Jeanne Martin thanked everyone for their support during her 2 year tenure as the first Chairperson of the River Mountain Ranch Firewise Community Committee, especially, the following people who served on the RMR Firewise Community Committees (FWCC): Cathy Kubica, Data; Cathy Wheat, Burn Ban Sign; Nancy Carney, Education. Jeanne also thanked Margaret Baker, RMR BOD Architectural Control Chair for mailing Firewise materials to property owners seeking architectural approval and for serving as Advisor to the Committee.

Jeanne stated the reapplication packet submitted in December, 2010 had been approved and RMR is recognized as a Firewise Community for 2011. Re-certification of RMR as a Firewise community will come up again in 2011.

Jeanne also stated:

1. The FWCC provided the RMR Website with updates and Firewise educational articles and also provided information on Firewise Landscaping at the June POA meeting. New Firewise information was available at the table outside of the meeting room.
2. Margaret Baker is willing to provide a Firewise Assessment for your property. You may contact Margaret directly.
3. The Burn Ban is still in effect for Hays County and it will probably continue through March, 2011. However, Williamson County recently removed their burn ban. Check the Wimberley Fire Dept. website for the latest Burn Ban information, www.wimberleyfire.com, and click on the Burning Link. Joe Milks updates it immediately after receiving a phone call from Commissioner's Court.
4. We had one violation of the Burn Ban by a contractor this month on Trail Ridge. Please advise your contractors and their subs to adhere to the Burn Ban in effect.
5. Cathy Kubica has agreed to continue to be the recorder for our Firewise Activity hours. The RMR website has a link to her email. Please turn in any hours you spend in Firewise Activity. Jeanne met with Jan Fulkerson, Texas Forest Service, and there may be grant money available in a few years for community Firewise efforts. The tally of our yearly efforts is needed to maintain our Firewise Recognition and can also be used when grants become available.
6. There is a new brochure from National Firewise Organization on Communities Compatible with Nature. We are in a High Hazard area with our vegetation and weather of prolonged droughts and dry winds throughout much of the year.
7. Wimberley will host a Firewise town hall meeting February 10th 6:30 – 9 PM at the Wimberley Community Center. Jeanne will guide Jan Fulkerson and representatives from National Firewise when they visit RMR to inspect the Firewise measures we have taken.

8. Jeanne gave a 2011 Texas Firewise Calendar to the following persons who turned in Firewise Activity hours over the last 2 years:

Margaret Baker, 981 Windmill Run

Marvin Boterra, 1001 Windmill Run

Mardee Calkins, 1207 Winding Trail

Fred & Nancy Carney, 575-A Winding Trail

William (Gary) & Diane Henrichs, 1601 Windmill Run

Chris & Merry Krueger, 1220 Windmill Run

Jesse & Cathy Kubica, 1021 Windmill Run

David & Patti Lewis, 1050 River Mountain Road

Jeffrey & Susan Martin, 1031 Water Park

Jerry & Jeanne Martin, 419 Hermosa Paloma

Mark & Martha Middleton, 625 Winding Trail

Jan Millard, 301 Lone Man Overlook

Al & Jean Ohm, 701 Winding Trail

Ken Schmitt, 243 Trail Ridge

Bobby D. Stone, 243 Trail Ridge

Jim & Cathy Wheat, 1124 River Mountain Road

Results from First RMRPOA Online Survey: John Tanzillo explained that the Board is faced with questions on various subjects that would benefit from input from the POA members. Surveys provide a tool to canvas the POA members as to their thoughts on these questions. John stated that the surveys are a request for opinions and are not a formal vote.

John highlighted the items in the recent surveys and distributed the results of those surveys, a copy of which is attached as Exhibit B. The results will also be posted on the RMR website.

On the issue of a RMR Forum on the website, John stated that we have had problems with spam and improper postings by non-POA persons. Control of these items requires much time and effort. There is a possibility that RMR could establish a Facebook page as a method for members to contact each other on matters of mutual interest.

Several members have requested a list of preferred contractors be posted on the website. The Board cannot recommend contractors. It is possible that individual members may make their recommendations on the website.

John asked that the members tell the Board if they have a topic they would like to be the subject of a future survey.

David then opened the meeting to public comments.

Public Comments:

One resident expressed concern about the number of wild hogs in RMR and reported seeing a sow with eight piglets crossing a road. She stated there is no place to report sightings and asked if anyone would be able to trap hogs. Mike Hicks stated that he had two traps and volunteered to try trapping if he is notified of their location. He is listed in the RMR directory.

Another resident reported finding a doe with two legs chewed off that he believed was caused by dogs running loose at night. He advised that he has consulted with an attorney and would kill dogs attacking deer or persons on his property. He stated that the same dogs owned by the same person continually get loose and form packs near his property. Another resident reported that she heard what sounded like a newborn calf being mauled by dogs and attempted to locate it at night but was unable to do so. Another resident stated that he and his wife have experienced the same dogs from the same house chasing them while they ride bikes. Hays County Animal Control has been unable to respond to all complaints and the hours they patrol are limited. The Board recognizes this has been a continuing problem. The Board also recognizes that it is the same people with the same dogs that have been the subject of past complaints. The Board will discuss this at their next meeting.

Mike Hicks requested that residents call him if they see any cows or calves having or causing problems.

Another resident reported that trees have been cut and left in unsightly piles near the roads. Due to the recent rains, the burn ban could be lifted within a week and the cut trees could then be burned.

Another resident requested exit signs be placed in RMR so that guests leaving parties at night would be able to find their way to the 3237 entrance. Installation of the reflective strips on sign posts may help in this area but the Board will also look into installation of exit signs.

Dodee Crockett introduced herself and stated that she and her husband owned Blue Rock, a private recording studio which holds concerts once a month. They saw it referred to in the responses to the business survey and wished to clarify that the concerts are solely non-profit and that any money generated goes to Arts for the Heart. They are not listed in any business directory. When someone stopped at the Wimberley Visitors Center and asked for directions, the staff at the Center could find no listing. The staff made a number of phone calls and, after finally finding someone who had their address, directed them to their home. After the visitors showed up at their front door, they called the Visitors Center and asked that their information never be given out again. Dodee said they always intend to be good neighbors and invited RMR residents to attend their concerts. Cookie Lentini stated that they lived on the same street, that the concerts never caused a problem, that they enjoyed the concerts and hoped more residents would attend.

Adjournment: David thanked everyone for attending and the meeting adjourned at 11:55 a.m.

New Board's Election of Officers and Other Positions:

Immediately following the adjournment of the annual meeting, the members of the new Board met and elected the following Board members to the following positions:

President – John Tanzillo

Vice-President and Architectural Control Chair – Margaret Baker

Secretary – Al Ohm

Treasurer – Fred Carney

Communications Chair – Wellborn Gregg

Roads Chair – Ronald Nielsen

Parks Chair – Walter Schleyer

Al Ohm

Secretary

Attachments: Exhibit A (Agenda for Annual Meeting 2011)

Exhibit B (RMRPOA 2011 Survey Results January 5-16, 2011)