

RIVER MOUNTAIN RANCH – WIMBERLEY
PROPERTY OWNERS ASSOCIATION

Subject: Minutes for POA Annual Membership Meeting 2012

Final: January 21, 2012

Attendance: Board Members John Tanzillo, Al Ohm, Margaret Baker, Fred Carney, Ron Nielsen, Wellborn Gregg and Walter Schleyer were present. The meeting was for informational purposes only. The total attendance was estimated to be between 55 and 60 persons.

Welcome and Door Prize Drawing: John Tanzillo called the meeting to order at approximately 10:03 a.m. in the Blanco Room of the Wimberley Community Center. John conducted the meeting. John welcomed everyone and stated that Wellborn would conduct the Door Prize Drawing after his report. John introduced the Board members.

John stated that the agenda for the meeting (a copy of which is attached as Exhibit A) was posted on the POA website along with the minutes of the Board meetings since the fall of 2010.

Reports:

President's Report: John stated that the Board attempted in 2011 to address the unresolved issues from 2010:

1. A concrete patch was installed at the lower end of River Mountain Road.
2. Installation of an electric gate was rejected based on survey results.
3. A July 4 party with Riverbend residents is still a possibility.
4. We are still looking into the possibility of a camera installation at the entrance.
5. We started a Yahoo Users Group for RMR property owners to exchange information concerning recommended vendors. Of the 208 RMR property owners, only 18 have so far signed up for the users group.
6. We have identified four trees on RMR right of ways that should be removed.
7. Speed control signs have been installed.
8. Exit signs have been installed.

VP, Architectural Control Report: Margaret stated that the Architectural Control Committee processed 14 requests for construction projects in 2011. The projects included new homes, guest cottages, gates and pools. Water storage tanks are now included in items that need to be submitted to the Committee. Whether or not a deposit is required depends on the type of foundation to be constructed for the water tank. Also, the water tank must meet the setback requirements in RMR.

Anyone contemplating the installation of a wind turbine should contact the Hays County Development Services office as well as the Committee. There are issues concerning wind turbines that are explained on the RMR website.

The two biggest issues for RMR are water conservation and fire protection. Town meetings on these issues are held at various times and we need to attend to stay abreast and to make out concerns known.

Margaret stated that she and Al are certified to identify oak wilt. Residents are invited to contact them so we can look at the tree(s) and advise whether to contact the Forest Service.

Margaret thanked Jim & Cathy Wheat for their help to the Committee and also John Tanzillo for his time spent working for RMR and maintaining the website.

Treasury Report: Fred Carney stated that the POA currently has on deposit approximately \$20,000.

Of some concern is the fact that five property owners have not paid their dues for 2011. This amounts to less than \$1,000 and no explanation has been forthcoming as to why the dues remain unpaid despite personal requests for payment.

Fred stated that the major item in the annual budget for 2011 was road maintenance. This represented 64%. The second major item was \$2,900 for insurance. In response to a question as to the policies, John and Al gave a general description of the two policies.

Dues for 2011 are projected to be \$150.76.

Secretary Report: Al stated he had asked the Board to establish ground rules relating to the on-line surveys including whether or not the survey responses would be anonymous and whether or not more than one response per household would be allowed. John stated that these are now posted on the RMR website.

In May, John and Al met with Mike Wilson of Wilson Insurance to discuss the policies. No changes were made other than to clarify the location of the Water Park.

Al asked the Board to install exit signs at each "T" intersection in RMR and, based on the survey results, to cease obtaining bids for the installation of an electric gate to the Water Park, both of which the Board unanimously approved.

Roads Report: Ron stated that the Board had contracted to remove four trees on the RMR right of way. There are more dead trees along the roads but they will not fall on the RMR right of way.

Communications Report: Wellborn stated that he sent out two email warnings last year: one relating to the extreme fire danger and one relating to a cougar sighting in RMR.

Wellborn displayed a hunting arrow that Richard Walker had found near his house. John reviewed the restrictions on hunting and shooting in RMR and advised anyone with problems in those areas to call the Sheriff's office or the Game Warden.

Wellborn proceeded to conduct the Door Prize Drawing. Jim Wheat was the winner of the \$50 cash prize.

Parks Report: Walter stated that usage of the Water Park was low last year due to the excessive heat and the lack of water in the River. The ants appear to be under control. The electric gate issue has been settled.

Neighborhood Watch/Firewise Committee Report: Roland Brown explained the process for a community to obtain a Firewise certification. He asked the property owners to report their Firewise activities and expenses. Cathy Kubica maintains the database on information relating to Firewise activities.

The Hays County Sheriff's Office is very interested in Neighborhood Watch and Neighborhood Night Out and has appointed a new deputy to coordinate these activities. RMR had a good turnout for the NNO on October 4.

One resident asked the Board to consider a sign in Spanish at the middle gate advising construction workers of the fire danger.

Board Election Results: John stated that the new POA laws require that Board positions be filled by a vote and not by appointment. If a Board position becomes vacant during a year, a special election will be required.

Wellborn stated that there were four vacancies on the Board and four persons ran for those positions. The ballots that were returned included four write-in candidates.

The Board members elected are Fred Carney, Tom Lentini, Jeanne Martin and William Powell.

Highlights of New Texas Laws Affecting HOA/POA: John circulated a one page document entitled "Highlights of 2011 HOA Reform Laws for Texas," a copy of which can be found in the Board Minutes for the August 2011 meeting, which is posted on the website. David Junkin gave a presentation to the Board at the August meeting. Examples of new requirements that impact the RMR procedures are foreclosure procedures and liens that must be prepared by an attorney. A summary of the new POA laws has been posted to the RMR website.

Electronic voting is now allowed and will be used in future elections.

In response to a question about wind turbines, John reviewed the problems that are described on the website.

Public Comments:

Patti Lewis described their attempt to get electric power extended from their house to a studio they were building near the house. The original quote from PEC was \$1,000 to extend the line. That figure later became \$20,000 due to a new policy that was adopted by the PEC Board of Directors. The extension problem was eventually resolved but she stated that rural residents need more of a voice on the PEC Board. Accordingly, she is willing to run for the PEC Board of Directors. To do so, she needs 100 signatures from residents with PEC accounts to sign a nomination petition. Copies of the PEC nominating petition were circulated to those in attendance.

David Conway stated that all 37 of the Cattle Company's cattle had removed themselves from RMR due to a gate having been left open. He asked residents to tell the RMR Cattle Company of any open gates or downed fences.

Mike Hicks stated that the dog situation has improved but there are two dogs that still present a danger to calves: one is a Chow and the other is a German Shepherd. The Chow's owner has been identified and that problem may be resolved. The Shepherd's owner is unknown and it continues to run free and present a danger to the calves. The shepherd is on the north side of Windmill Run. He does not want to shoot it but will if he has to.

Robert Luongo requested that the Board specify the use of black rock instead of white rock when doing road patches because the white patches are unsightly and will affect home values. With respect to the road budget, he recommended that most of the money be spent on River Mountain Road because that gets the most traffic. With respect to trees, he urged residents to clear their land of cedar and dead trees and shred. If RMR gets an entrance gate, he recommended that it be locked at midnight and not opened until 5 a.m.

Anna White suggested a side rail at the dip on River Mountain Road. Loyal White pointed out that the Board considered this and decided against it several years ago. There was a general discussion of the merits and demerits of a railing.

Another resident pointed out there is still confusion, especially on the part of emergency responders, as to the location of the north part of Water Park Road. John explained that the Board attempted to get a new name for this road. The county requires 100% of the property owners on the road to agree and the Board was unable to obtain 100%.

Adjournment: John thanked everyone for attending and the meeting adjourned at 12:25 p.m.

Al Ohm

Secretary

Attachments: Exhibit A (Agenda for Annual Meeting 2012)

Subject: Supplemental Minutes for January 2012 Annual Meeting **January 21, 2012**

Attendance: John Tanzillo, Ron Nielsen, Jeanne Martin, Fred Carney, Bill Powell, Tom Lentini, and Wellborn Gregg were present.

General: The supplemental meeting to the Annual Meeting was called to order on 21 January 2012 at 12:25 p.m. by John Tanzillo who conducted the meeting. The purpose of the meeting was twofold: first, to determine the positions on the POA Board to be filled by the 2012 Directors and second, to obtain final approval for the acceptance and transfer of the Hermosa-Paloma road and right of way from the developer of H-P to the RMRPOA.

Slating of the Board of Directors: After a brief discussion the members of the Board agreed on the following positions for 2012:

- a. President - John Tanzillo
- b. Vice President & Parks - Bill Powell
- c. Treasurer - Fred Carney
- d. Secretary - Tom Lentini
- e. Roads - Ron Nielsen
- f. Architecture - Jeanne Martin
- g. Communications - Wellborn Gregg

Transfer of Hermosa Paloma Road and Right of Way: John provided the background and status of the action. He also stated that the POA had received a check from Andy Norton for his share of the cost of the removal of the tree on Hermosa Paloma. John then made a motion that the Board approve the property transfer. Fred seconded the motion. The motion passed unanimously. John indicated that he would contact Mike Stevens at the title company so that the paperwork could be finalized.

Adjournment: The meeting adjourned at 12:42 PM p.m. The next regularly scheduled Board meeting: 6:00 p.m., Thursday, 9 February 2012 in the Cypress Room at the Wimberley Community Center.

John Tanzillo
President