

**RIVER MOUNTAIN RANCH – WIMBERLEY**

**PROPERTY OWNERS ASSOCIATION**

**Subject: Minutes for POA Summer Meeting June 2011**

**Final: June 4, 2011**

**Attendance:** Board Members John Tanzillo, Al Ohm, Margaret Baker, Wellborn Gregg and Walter Schleyer were present. Fred Carney and Ron Nielsen were absent. Due to the high fire danger in our area, the POA Summer Meeting was held in the Blanco Room in the Wimberley Community Center. The meeting was held from 10 AM to 12 Noon and attended by approximately 37 members and family members. Since we did not have a quorum of members, the meeting was deemed to be "for information only." The consensus of the attendees was that it was much more comfortable having the meeting in an air conditioned building as opposed to having it in the sun and heat of the Water Park. The Board is considering conducting a survey of the membership to determine whether the Summer Meeting should be held indoors in the future.

**General:** John Tanzillo called the meeting to order at approximately 10:09 a.m. John conducted the meeting. John welcomed everyone and 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.

**Public Comments:** Margaret introduced Kay Mayfield, a volunteer with the Wimberley Fire Department and the Texas Forest Service. Kay stated that she was substituting for Jan Fulkerson who was in the Davis Mountains.

Kay stated that there have been no major fires in the Wimberley area since the April 2011 fire on Flite Acres. That fire was caused by a charcoal grill on a wooden deck that had been left unattended. The Fire Department had a problem with access to the property due to its narrow gate. The gate should have been at least 14' wide and set back from the road to allow fire trucks to enter. One member recommended that we include that requirement in the architectural plan approval process.

The Fire Department also wants "911" address signs at the entrance to each property. The signs cost \$3 each and enable emergency personnel to quickly identify the home that they are attempting to reach. Kay said she has three: two on her mailbox and one at her gate. Order forms for the signs were available at the meeting.

Kay reviewed the statistics on the recent wildfires in Texas. Damage at present totals more than \$2 million.

Kay passed out brochures entitled "Ready, Set, Go," a publication of the Texas Forest Service and the International Fire Chiefs Association. The brochure is a personal wildfire action plan. Kay reviewed the contents and explained that this document was a wildfire action plan that was intended to be kept and not read once and discarded.

**Reports:** John introduced each of the Board members.

**President's Report:** John stated that he had received two complaints of aggressive dogs running loose. He emphasized that complaints should be directed to Hays County Animal Control, which is a part of the Hays County Sheriff's Office, as they have the authority to direct owners to comply with the law and to take appropriate action if they do not.

We have had to ban all fires in the Water Park due to the high fire danger.

There have been two issues concerning violations of the restrictions in RMR. One involved a trailer on a lot that was the subject of a complaint from a neighbor. In that case, the lot has been sold and the trailer is to be moved. The other issue involved a large amount of debris from cedar removal which presented a fire hazard over a relatively large area. That debris is being removed.

One recent issue involved the \$1,000 construction deposit. One resident proceeded with construction without making the deposit. John pointed out that the purpose of the deposit was to cover the cost of any damage that might be caused by contractors. This issue is currently being addressed.

One set of building plans was not approved in the past six months because the proposed residence did not meet the 1,800 sq. ft. minimum building requirement. Revised plans were later submitted and approved. John also pointed out that Hays County also has requirements regarding building permits and, in some instances, inspection requirements.

The responsibilities of the Communications position have been divided. John is still the webmaster and will continue to maintain the website. We have added a FAQ section to the website and also a link for crime statistics. To replace the Forum which used to be part of the website, we are currently evaluating a Yahoo Users Group.

**Vice President, Architecture Report:** Margaret Baker stated that the architectural requirements for construction in RMR are posted on our website. The purpose of the building restrictions is to maintain our property values. The Architectural Control Committee needs about two weeks to review plans. Since January 1, there have been eight construction projects approved in RMR.

**Treasurer Report:** John gave the report for Fred Carney. The POA currently has on deposit \$24,988 in its checking account. The RMR POA Balance Sheet as of May 31, 2011 and the Profit and Loss statement for May 2011 are attached as Exhibits B and C, respectively. Both documents will be posted on our website.

**Secretary Report:** Al stated that the POA insurance policies had come up for renewal and he and John had visited with Mike Wilson, our insurance agent, re clarification of the policies. In addition, one of the policies had the address of the Water Park as being on Flite Acres road, which will be corrected.

**Roads Report:** John gave the report for Ron Nielsen. Road projects for 2011 consisted of the following:

1. River Mountain Road: Repaired and repaved 185 feet of roadway by recycling the existing base material and stabilizing it with cement to a depth of 12 inches and then chip sealing the area.
2. River Mountain Road: Removed the existing asphalt paving and replaced it with a new concrete swale and concrete rip trap to help divert water across the road.
3. Placed red and white reflective tape on all of the stop signs.

4. Installed a 30 mile per hour sign at the RM Road inner entrance.
5. Installed a No Fire in the Park sign at the Water Park.
6. Installed two EXIT signs at the intersection of RM Road and Windmill Run.
7. Trimmed and cleaned-up the entrance to River Mountain Ranch at RR 3237.

Total spent on roads so far in 2011 is \$18,396.01.

One resident had a question about speeding on RM Road and was referred to the speed survey results posted on the website.

Another resident was concerned about dead trees near the roadways. John stated we need to determine if the trees in question are on POA property or on private property.

**Communications Report:** Wellborn recommended that all members get on the email list to get important information as soon as possible. This information includes fire danger, criminal activity and lost pets.

One resident stated that despite the best efforts, pets would sometimes roam from their home and recommended establishing a pet registry to allow neighbors to contact the pet owner if the pet is found. John stated that it was possible to do that on a voluntary basis and the issue was where to do it: on the website or in the Yahoo Users Group if it is established.

**Parks Report:** Walter stated that there is very little water in the Blanco at the Water Park. Also, there is not much grass to cut this year due to lack of rain. The Park cleanup was held in May and all accumulated debris has been hauled off, including a barbed fence that had long ago been torn down and left in place.

There is still a problem of trespassers in the Water Park. Some keys get loaned out and are never returned. The question is do we want to install an electric gate to help control non-POA members from using the Park. A basic gate opener will cost about \$1,500. A battery backup system will add about \$400 and a key pad \$250. The PEC meter will cost \$325. Installation, including an electrical connection from pole to gate will cost about \$1,200. We have no figure at present on the cost to dig a trench for the electric wire. Total cost of a basic system will be about \$4,700. There was a general discussion of the pros and cons of an electric gate.

**Guest Speaker and Topics for Discussion:**

**a. Guest speaker.** See Public Comments above.

**b. Firewise & Neighborhood Watch Committees.** John stated we have no volunteers at present for the Chair of these combined committees although a majority of the members want the programs to continue.

**c. Electric Gate at Water Park.** See Parks Report above.

**d. Other subjects of Interest.** John stated that the next Board election is coming up and volunteers are needed to run.

**Adjournment:** John thanked everyone for attending and the meeting adjourned at 12:04 p.m.

Al Ohm

Secretary

Attachments: Exhibit A (Agenda for Summer POA Meeting 2011)

Exhibit B (RMRPOA Balance Sheet as of May 31, 2011)

Exhibit C (RMRPOA Profit & Loss Statement May 2011)