
NEWSLETTER

Two Benches & Walkway Added to RMR Blanco River Park



Eagle Scout Project adds new area to RMR Blanco River Park

The new benches and walkway were unveiled to those POA members attending the Summer Picnic & Meeting on 13 June. The benches are located just to the left of the gate that leads to the river and are placed in two separate areas for scenic viewing. The project was planned and completed by Troop 19 Soaring Eagle District of Sam Houston Area Council. The troop sponsor is the Church of Jesus Christ of Latter Day Saints. The POA Board and membership would like to thank the two Eagle Scout Candidates, Jarod Lundwall and Nathan Ellis, and the troop members and leaders that worked on this project.

Highlights of the 2009 RMRPOA Summer Membership Meeting

The following is a condensed version of the official minutes of the 2009 RMRPOA Summer Membership Meeting and is provided for the information of those members who were not able to attend the meeting. The full version is available by contacting the RMRPOA Board Secretary.

Summer Meeting Picnic

The informal portion of the Summer POA Meeting began at 11:30 AM with a picnic. Members of the Board cooked hotdogs and hamburgers and everyone had a good meal and enjoyable conversation with their RMR neighbors prior to the start of the formal meeting.

General

The Formal Meeting was called to order at 12:30 PM on 13 June 2009 in the picnic area of the RMR Blanco River Park. There were 31 voting members or lots in attendance which fell short of the 35 lots required for a quorum per the Bylaws. Therefore the meeting was conducted for informational purposes only. The total attendance was between 35-40 persons. All members of the Board were present.

Guest Speakers

Neighborhood Watch

Cathy Kubica, a RMR resident who is responsible for coordinating our Neighborhood Watch Program,



provided an overview of our Neighborhood Watch Program and then introduced Deputy Debbie Brown, Hays County Sheriff's Office (HCSO). Deputy Brown generally explained that the success of a new Neighborhood Watch program depends on how well the community members work together. She urged our membership to get to know our neighbors well enough to know about what time they go to work; the color, make, model and license number of our neighbor's vehicles; whether our neighbors regularly or periodically employ housekeepers or other service providers; etc. Deputy Brown urged our membership to call the HCSO if we see any suspicious vehicle, person or activity on or around our property or our neighbor's property. She advised that it is helpful if a member is able to provide the HCSO with the color, make, model and/or license number of any suspicious vehicle as well as a description of any suspicious stranger. In addition, she urged members to list valuables with serial numbers, if applicable, and to take pictures and/or video of such items. Also, she mentioned that in the event that a member is unconscious, police officers or sheriffs deputies will look in the member's cell phone under "ICE" (in case of emergency) for the contact name and telephone number of the person or persons the member wants notified in the case of an emergency involving the member.

Deputy Brown discussed, with at least two members, her understanding of the legal rules (2d Amendment) relating to protection of a member's own property or the property of a neighbor. She concluded her comments wishing us well and urging our membership not to hesitate to contact her or any of her colleagues in the HCSO if questions arise or assistance is needed with any suspicious vehicle, person, or activity in RMR.

Firewise Community Committee (FWCC)

Jeanne Martin, Chairperson of the FWCC, acknowledged the presence of Fred and Nancy Carney, Cathy Kubica, Patti Lewis and Margaret Baker and thanked them for their service on behalf of the FWCC during the period from the annual meeting in January through the date of the summer meeting.



Jeanne urged RMR members to keep track of their hours devoted to Firewise activities and to report those hours to Cathy Kubica who also serves as the Data Manager for the FWCC. The data collected will be

***Firewise Community Committee
(FWCC) continued***

utilized by the FWCC to apply for grant money from state and federal agencies for use by the POA.

Jeanne then mentioned that there had been two (2) fires in RMR since the annual meeting in January 2009 that required the WVFD to respond and extinguish. She cautioned RMR members to follow the rules for outdoor burning (see link on Home page of our website) and to be sure to monitor any reduction in humidity that could possibly increase the likelihood of firebrands that have the potential to cause a wild land fire. In that connection, Jeanne urged RMR

members to call the Wimberley Volunteer Fire Department (WVFD) to notify them of the date, time and place of a planned burning activity (847-3536) and she recommended calling 911 if a fire emergency arises. Moreover, Jeanne reminded the members in attendance that Margaret Baker was available to provide voluntary Firewise assessments of their properties and that they should contact Margaret or complete the sign-up sheet at the meeting to schedule any desired assessment.

Jeanne then reported that Patti Lewis had completed coordination with Hays County to have all of the RMR home sites/lots to be accurately depicted on the Hays County's official

maps. This action was taken since the maps had not reflected the division of several larger tracts into a number of smaller lots (e.g., Hermosa Paloma Overlook & Winding Trail). This will also permit detailed emergency escape route planning to begin. Finally, Jeanne mentioned that she and Patti were scheduled to meet with Chief Czichos of the WVFD to discuss any preference he may have for any evacuation route or routes that would facilitate members' escaping a wild land fire or other peril that might generally threaten residents of RMR.

Finally, Jeanne recommended that the RMR members in attendance sign up for the open Neighborhood Watch block captain positions.

At their last meeting on 11 June, the Board voted to conduct a streamlined formal meeting due to the extreme heat forecasted for the afternoon of 13 June. Therefore only the President provided an information report that contained selected information from each functional area. The other Board Members were available for questions at the meeting. Functional area information/reports are contained in this Newsletter.

President's Activity Report

Jim acknowledged the May 16 and June 5 river park cleanup activities that resulted in the park being in pristine condition for the summer meeting and thanked all of the members who participated in those activities for their service to the community. In addition, Jim pointed out that approximately ten (10) Eagle Scouts from the Houston suburb of Cyprus Fairbanks had recently completed a project that has left our community's river park with beautiful new park benches. The two (2) benches are surrounded by granite gravel and are accessible by a nicely done granite gravel path that is bordered by white rocks. Jim noted that the Eagle Scouts' project resulted in a significant enhancement to our

river park and urged the members who had not seen the work done by these scouts to go see for themselves.

Next, Jim pointed out that approximately 1,300 gallons of water were drawn from the RMRPOA's 20,000 gallon water tank to help extinguish a fire near Bluff View Road during April. The WVFD informed the Board that the RMR community water tank had significantly reduced the turn-around time for obtaining additional water to fight the fire. The WVFD also stated that this was crucial to controlling the fire since the flames had gotten into the trees. The fire had taken them three (3) hours to extinguish.

Jim then was pointed out that the POA would have to pay for the

replacement of the water and that we would have to buy a full truck load of 2,250 gallons (cost of \$145) versus the 1300 gallons used since it was only sold in bulk. Jim asked the membership in attendance for views on whether water taken from the community water tank should be covered by a voluntary or budgeted special fund/reserve that would provide self-insurance protection against the cost of replacing water drawn from the community water tank without regard to the circumstances giving rise to the fire (hereinafter, the "self-insurance approach") or a special assessment on any member who owns the property in RMR where a fire takes place without regard to the circumstances giving rise to the fire (hereinafter, the "user fee approach").

President's Activity Report*continued*

There were two responses from the membership in attendance. One member advocated that RMRPOA adopt the self-insurance approach. A second member advocated that, if the fire was not the result of circumstances beyond the control of a member such as natural causes (e.g., lightning) or acts or omissions of third persons (e.g., welding torch spark, careless flicking of a burning cigarette butt or wind-blown fire brands from a neighbor's fire), the member should pay for the water used to extinguish the fire on his/her property or reimburse RMRPOA for the cost of replacing such water. However, the second member made it clear that if the fire was beyond the control of a member, the second member favored the self-insurance approach.

Next, Jim reminded the membership in attendance that elections are coming up for four (4) Board positions that will be open in 2010. Jim specifically urged the members in attendance to consider becoming candidates for these Board positions when the nominating process begins in the fall of this year.

Questions & Answers Period

Illegal Dumping: One member in attendance asked "what is required to take action against any person or persons who illegally dump in RMR?" Jim responded that, based on legal advice received in the past, such person or persons generally must be caught in the act by someone who is willing to testify against the person or persons who illegally dump.

Loose Pets: Another such member requested that pet owners with dogs keep their dog or dogs on leashes. In that connection, Wayne McQuaid mentioned that a POA member's dogs had recently attacked some of the cows that graze in RMR resulting in serious injury to a calf. The medical bills have been paid by the member who owns the dogs. Wayne urged any RMR member who does not want cows on his/her property to fence the property to prevent the cows from entering the property (see RMR Covenants & Restrictions, Section A, paragraph 14, downloadable from the Documents page on the POA website) and to refrain from engaging in any act that might result in injury to any of the cows that graze in RMR.

Adjournment

The meeting adjourned at 1:37 PM.

Functional Area Information/Reports**Architectural Control Committee (ACC) Report**

Key events and topics of interest related to the ACC are as follows:

- Approximately 130 – 132 homes built, under construction, or that have plans pending approval by the ACC.
- Everyone should note that each construction plan submitted for approval to the ACC must include a \$500 deposit. The refundable deposit is intended to help cover all,

or at least a portion, of the cost of cleaning up concrete spills and/or repair of damage to roads, trees, or any other damage that may occur in the construction phase. The deposit will be refundable to the extent that it does not have to be used to pay for clean up of any concrete spills and/or repair any damage.

Communications Report

Key events and topics of interest related to POA Communications are as follows:

- The RMRPOA email list was revamped subsequent to the Annual Meeting in January. The email list now contains a total of 145 subscribers and allows for subscribers to have multiple email addresses (e.g., one for home and one for the office). Members may opt to subscribe or unsubscribe at any time. The process to be invited to subscribe is listed on the Home Page of our website.
- The POA Directory was published in December 2008 and contained 135 members. A total of 66 members or owners are not listed. Change pages to the Directory are planned to be published in late 2009. Please follow the process listed on the Home Page of our website to change/add/update your information.
- The POA website is the best place to obtain the most current announcements and newsworthy items related to the River Mountain Ranch (RMR) community.

Parks Report

Key events and topics of interest related to the POA's Blanco River Park are as follows:

- Successful Park Clean-Up Day held May 16. Thirteen (13) volunteers mowed, trimmed, cleared, and hauled off brush.
- On June 5, six (6) volunteers finished hauling off brush to a safe burn pile off-site. These RMR volunteers save the POA significant money, plus we logged in some Firewise Community hours.
- Most folks using the Park continue to keep it clean and safe and are good about taking all their trash with them and locking the gate. Please remind your guests that no fires are allowed except in the BBQ grills, and to be sure their fire is completely out before leaving the Park.
- Due to increased Park usage during the summer months, the POA provides a rented portable toilet in the Park from May 15 through September 15.
- Monthly monitoring of the Blanco River at the RMR Park shows all parameters in acceptable range for fishing and contact recreation. There are no permits from the TCEQ in effect for individuals to draft water from the river for their personal or commercial use. For questions about drafting water from the river or to report violations, please call the Texas Commission on Environmental Quality at 512-239-1000 or 210-403-4043.
- If you sell your house or property, please return your Park keys to an RMR POA Board member. DO NOT give them to the new owners.

We are trying hard to keep track of the Park keys as it costs the POA about \$800 every time the Park lock must be changed or re-keyed.

- Troop 19 of the Soaring Eagle District of the Sam Houston Council of Boy Scouts USA installed two benches and a limestone bordered granite path at the Park. The path and benches are located in the shade with great views of the river. The materials used and the construction and installation are top quality and will be enjoyed by many folks for a long time. Many thanks to Jarod Lundwall and Nathan Ellis (their Eagle Scout projects) and the rest of Troop 19, leaders and dads who helped. Pictures of the benches are on the first page of this newsletter and can also be viewed on the Blanco River Park page on our website.

Roads Report

Key events and topics of interest related to the RMR Roads are as follows:

- The previous Roads Chair resigned from the position in February. During March, the Board appointed Steve Nichols to fill out the remainder of the term which expires in January 2010.
- Maintenance work on RMR roads completed in 2009 include: repairs to the damaged edges of selected roads, the addition of asphalt to selected corners of intersections where vehicles were eroding the road base, and chip sealing of Windmill Run (generally between the intersection with Windmill Cove and 1201 Windmill Run).

- New metal street signs are being made to replace all of the deteriorated wooden ones currently mounted on the rock walls at several intersections. They should be installed sometime during the fall.
- A special assessment will be required in 2010 to cover the costs of planned maintenance and major repairs (the steep curves on River Mountain Road, remediation of concrete spills on the steep curves of River Mountain Road, and replacement of the cattle guard at the outside entrance on RR 3237). It should be noted that there has not been any special assessment for roads for at least 3 years. The POA members will be asked to approve the assessment as part of the 2009 Board Election in December.



How Do You Contact River Mountain Ranch POA Board Members?

Contact information for the current Board Members is listed on the Board page at the RMR website, www.rivermountainranch.org.

Treasurer’s Financial Report

Key events and topics of interest related to the POA’s Financial status are as follows:

- Our income is a little above what was expected and the departments are on budget with expenses. We have money in the bank and the roads and parks are receiving the improvements budgeted for 2009.
- We are 100% collected on all membership dues including the foreclosed property on Winding Trail.
- Helen Davidson continues to do a great job keeping our books. She uses a popular software package, QuickBooks, to keep our records which allows us to get standard financial reports that are current and accurate. We are including two of the standard reports the board uses every month for your review, the *Profit & Loss Budget Performance Report* and the *Balance Sheet*, plus a report showing *Expenses by Approximate Percentage of Budgeted Income* that indicates

where the POA spends its funds by percentage.

- As you look at the *Profit & Loss Budget Performance Report*, you will see some unusual entries in the income section. We received back payments from the sale of a property against which the RMRPOA had a lien filed for unpaid fees. The lien has been in effect for many years and when this was settled, Helen had to book the fees to the correct accounts and year (i.e., fire assessment, miscellaneous income, special assessment, special roads).
- The regular income accounts for 2009 are: “*membership income*” for the fees from 231 lots, “*refinance & transfer fees*” which are assessed to pay the expenses to process closing documents paperwork—flat fee of \$100, “*interest income*” on our CD—not much interest on that now but at least we have a CD. All the other accounts are related to the back payments.
- On the expense side all accounts are on or under budget. The one main exception is the Insurance account.

Our insurance cost has gone up a great deal. We currently use DeMasters-Daniel Agency. They shopped our policy with several companies and this is the best deal they could find. We continue to

look for a better deal, but have not found one yet. We were told we are now in a higher risk category and that is the reason for the increase. There are two other accounts that are slightly higher than budgeted, Roads and Taxes, but we are comfortable with this due to the additional income from back payments.

- The second report included in the newsletter is the *Balance Sheet*, which is quite healthy. We have cash and a CD in the bank totaling \$19,062 with liabilities of only \$1610. We are looking good thanks to the hard work of the members of this board and the those that came before.

Expenses by Approximate Percentage of Budgeted Income

| | |
|-------------------------------------|-------------|
| Roads | 68% |
| Insurance | 10% |
| Bookkeeping & Professional Services | 9% |
| River Park | 4% |
| Mail Out & Office | 4% |
| Meeting Expenses | 2% |
| Electric | 1% |
| Taxes | 1% |
| Other Fees & Expenses | 1% |
| Total | 100% |

RMRPOA Profit & Loss Year to Date -- 2009

| | Jan - Jun 09 Actuals | 2009 Annual Budget |
|--------------------------------|---------------------------------|-------------------------------|
| Income | | |
| Membership Income | 33,342.57 | 32,231.76 |
| Fire Assesment 2008 | 75.00 | 0.00 |
| Refinance & Transfer Fees | 1,700.00 | 1,200.00 |
| Interest Income | 64.63 | 150.00 |
| Miscellaneous Income | 901.88 | 0.00 |
| Special Assessment - Year 2006 | 120.00 | |
| Special Roads Assessment | 130.00 | |
| Total Income | 36,334.08 | 33,581.76 |
| Expense | | |
| Insurance | | |
| Executive Risk | 1,225.00 | 1,877.00 |
| General Liability | 2,291.00 | 800.00 |
| Total Insurance | 3,516.00 | 2,677.00 |
| Legal-Prof Fees | 390.00 | 625.00 |
| Office Expenses | | |
| Bookkeeping & Secretarial Exp | 1,593.75 | 2,400.00 |
| Mailout & Office Expenses | 144.45 | 1,451.00 |
| Total Office Expenses | 1,738.20 | 3,851.00 |
| Other Expenses | | |
| Banking Fees | 41.05 | 60.00 |
| Liens/Release Filing Fees | 0.00 | 50.00 |
| Mailbox Rental | 0.00 | 30.00 |
| Meeting Expense | 633.72 | 700.00 |
| Website Maint/Software Exp | 0.00 | 0.00 |
| Total Other Expenses | 674.77 | 840.00 |
| Park Expenses | 504.79 | 1,500.00 |
| Roads Expenses/Front Entrance | 23,170.57 | 23,000.00 |
| Property Taxes | 409.06 | 334.01 |
| Utilities - Electricity | 135.00 | 500.00 |
| Miscellaneous Expense | 178.15 | 250.00 |
| Total Expense | 30,716.54 | 33,577.01 |
| Net Income | 5,617.54 | 4.75 |

RMRPOA Balance Sheet -- June 30, 2009

| | | Jun 30, 09 |
|----------------------------------|--|------------------|
| ASSETS | | |
| Current Assets | | |
| Checking/Savings | | |
| | Checking #0275304152 | 8,531.10 |
| | Wells Fargo C.D. 08/15/09 | 10,531.80 |
| | Total Checking/Savings | 19,062.90 |
| Accounts Receivable | | |
| | Assessments Receivable | 278.40 |
| | Total Accounts Receivable | 278.40 |
| | Total Current Assets | 19,341.30 |
| Fixed Assets | | |
| | Fire Protection Water Tank | 11,750.10 |
| | Total Fixed Assets | 11,750.10 |
| | TOTAL ASSETS | 31,091.40 |
| LIABILITIES & EQUITY | | |
| Liabilities | | |
| Current Liabilities | | |
| Other Current Liabilities | | |
| | Construction Deposits Payable | 1,500.00 |
| | Prepaid Assessments | 110.80 |
| | Total Other Current Liabilities | 1,610.80 |
| | Total Current Liabilities | 1,610.80 |
| | Total Liabilities | 1,610.80 |
| Equity | | |
| | Retained Earnings | 25,922.35 |
| | Net Income | 3,558.25 |
| | Total Equity | 29,480.60 |
| | TOTAL LIABILITIES & EQUITY | 31,091.40 |

RMRPOA Board meetings are held at 6PM on the second Thursday of every month at the Wimberley Community Center located at 14068 Ranch Road 12 (next door to Brookshire Bros. Grocery Store). All RMRPOA members are welcome to attend. The schedule for the Board meetings is listed on the Calendar page at the RMR website, www.rivermountainranch.org.