



Highlights of the 2010 RMRPOA Summer Membership Meeting

The following is a condensed version of the official minutes of the 2010 RMRPOA Summer Membership Meeting and is provided for the information of all POA members. The full version is available by contacting the RMRPOA Board Secretary.

POA Picnic & Summer Meeting

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 before the start of the formal meeting.

General

The Formal Meeting was called to order at approximately 1 PM on 5 June 2010 in the picnic area of the RMR Blanco River Water Park.

Board Members David Conway, JohnTanzillo, Al Ohm, Margaret Baker, Dave Lewis, Fred Carney and Walter Schleyer were present. A total of 31 lots (voting members) were in attendance, which number fell short of the 35 lots required to be represented to constitute a quorum to conduct RMRPOA business during the meeting. The meeting was for informational purposes only. The total attendance, including children, was estimated to be between 50 and 60 persons.

David Conway conducted the meeting. David welcomed everyone and informed them that we did not have a quorum, that we did not plan to vote



on any proposal and that the meeting was for informational purposes only.

David explained the agenda for the meeting and that the agenda was the same format as our regular monthly board meetings, except for approving the minutes. David then opened the meeting to public comments.

Public Comments

One resident asked about tree disease (e.g., oak wilt) in RMR. Another asked the board to work on ways to keep the property owners informed on what is happening in this area and what we could do to help with the problem. Several other residents expressed

concern about tree disease in RMR. Dave Lewis stated that he had previously requested a tree inspection on his property and that it had been done by an individual who lived on Red Hawk Road. Dave will contact him and ask if he will inspect RMR.

Another resident asked about mowing (after the wildflowers had gone to seed) and clearing the road easements, especially the several dead trees that look like they are about to fall on the roadway. Steve Nichols said he had the equipment and a worker to operate it and that he could have it done for a reasonable amount.

President's Report

David explained how each person in RMR could give back to their community by serving on the RMR board and that four vacancies were coming up in December. David also explained how important this work was and how each board member has a portion of that work. Over time, the work has been spread out to the point where each board member can do their work on average in a few hours each week. David invited anyone interested to contact him or any board member so that their name could be given to the nominating committee for next year's board. There were no questions on this subject.

David then stated that an electric gate was being considered for the water park. A discussion then followed. During the discussion a point was made that we would need a gate that uses card readers for entry instead of one that uses a key pad. To give the board guidance, David asked for a show of hands on: (1) No interest in an electric gate, (2) Might be interested but want to know more, and (3) Think we should install one. Most votes were for the board to continue with the investigation about the gate and present the facts to a future members meeting after everyone had the information to make an informed decision.

Functional Area Information/Reports

Park Report

Walter Schleyer discussed the weed and grass cutting at the annual park cleanup and the hiring of a worker to complete the weed and grass mowing which were exceptionally thick this year due to the increased rainfall. Walter stated that there has been an increase in the use of the water park by groups sponsored by RMR property owners, such as church groups and graduation parties. These groups cleaned up after finishing, removed their trash and left the park in good condition.

There has been a problem with the park gate being left unlocked and open on at least two occasions, but we do not know which person(s) or group(s) were responsible.

Walter briefly mentioned the grading and paving (chip seal) of an additional 300 feet on the interior water park road and the necessity of a cattle guard at the water park entrance to keep cattle within RMR.

Communications Report

John Tanzillo presented the following information about the RMR website and communications:

Website: Information on the website is updated on an as required basis. We have purchased the latest update for the software used to maintain the website. We average about 370 unique visitors to our website on a monthly basis.

Directory: The latest version of the Member Directory was released in early 2010. After release, we were notified of errors in phone numbers for two listings that had been wrong in the previous edition. These will be corrected in the next issue. It is very important that members keep the POA informed of their current and correct contact information regardless of whether they are listed in the Directory or not. The information is used by our bookkeeper for billing annual maintenance fee/assessments and by the POA Board to send out invitations to summer and annual POA meetings, for mailing of election ballots, and other informational mail-outs.

Newsletters: The plan is to continue publishing three (3) Newsletters per year (Spring, Summer, and Fall) for download in PDF format from our website. Please contact any of the current Board members if there is any subject of particular interest that the POA members would like discussed in a future Newsletter.

Email Communications: The email database is now kept on our website host server thereby eliminating the

need to have it hosted on the personal computer of any of the Board members. It is also password protected with limited access. Subscription to the POA email list is required and you may unsubscribe at any time. The process to subscribe is described on our website. We currently have 154 email addresses subscribed. You are allowed to subscribe multiple email addresses, for example, one for home and/or work and/or for each adult member of the household.

Architectural Control Report

Margaret Baker stated that the Architectural Control Committee (ACC) consists of Margaret, John Tanzillo and Jim Wheat. This year they have approved plans for two new houses, one on Windmill Run and one on Bluff View. They also approved plans for two barn/shop facilities.

Margaret reminded everyone to furnish plans and plats for any new project involving concrete or construction materials or both, including houses, pools, fences, shops, kennels and garages.

Margaret asked persons clearing their property to not cut all the Ashe Juniper (for wildlife conservation) and to seal any fresh cuts of oaks (to slow the spread of oak wilt) and to remove brush and debris that dries and presents a fire hazard.

Margaret invited anyone interested in the water quality in the Blanco River and Lone Man Creek to contact her as she does monthly sampling and analysis as part of the Texas Stream Team network and she will share her data.

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 R M R website, www.rivermountainranch.org.

Treasurer's Report

Fred Carney stated that the board had authorized over \$13,000 on repairs to River Mountain Road and the extension of the chip seal road in the Water Park. The remaining money in this year's budget was set aside for a cattle guard at the entrance to the Water Park and emergency items that may arise. Fred

stated that the board was well aware of the limited amount of money available and was trying to get the best value for the money being spent.

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 three of the standard reports the Board uses every month for your review: the Balance Sheet, the Profit & Loss Budget Performance Report, and the YTD Expenses by Approximate Percentage of Budgeted Income.

		Jun 30, 10
ASSETS		
Current Assets		
Checking/Savings		
	Checking	25,451.53
	Wells Fargo C.D. 11/15/2010	10,567.12
Total Checking/Savings		36,018.65
Accounts Receivable		
	Assessments Receivable	1,764.71
Total Accounts Receivable		1,764.71
Total Current Assets		37,783.36
Fixed Assets		
	Fire Protection Water Tank	11,750.10
Total Fixed Assets		11,750.10
TOTAL ASSETS		49,533.46
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
	Construction Deposits Payable	7,500.00
	Prepaid Assessments	0.00
Total Other Current Liabilities		7,500.00
Total Current Liabilities		7,500.00
Total Liabilities		7,500.00
Equity		
	Retained Earnings	26,667.07
	Net Income	15,366.39
Total Equity		42,033.46
TOTAL LIABILITIES & EQUITY		49,533.46

RMRPOA Profit & Loss Year to Date -- 2010

	Jan - Jun 10 Actuals	2010 Annual Budget
Income		
Membership Income	32,797.52	34,226.26
Refinance & Transfer Fees	900.00	1,500.00
Interest Income	35.32	0.00
Miscellaneous Income	0.00	0.00
Special Roads Assessment	0.00	0.00
Total Income	33,732.84	35,726.26
Expense		
Insurance		
General Liability	1,597.00	1,225.00
Director's Liability	1,275.00	2,291.00
Total Insurance	2,872.00	3,516.00
Legal-Prof Fees	0.00	600.00
Office Expenses		
Bookkeeping & Secretarial Exp	1,143.75	2,400.00
Total Office Expenses	1,143.75	2,400.00
Other Expenses		
Bank Fees	19.50	60.00
Meeting Expense	817.78	900.00
Liens/Release Filing Fees	24.00	0.00
Mailbox Rental	0.00	30.00
Total Other Expenses	861.28	990.00
Park Expenses	433.03	1,650.00
Roads Expenses/Front Entrance	13,353.09	22,500.00
Architectural Control	0.00	100.00
Office of Communications		
Mailout & Office Expenses	643.05	1,575.00
Software/Website	196.99	797.00
Total Office of Communications	840.04	2,372.00
Office of Secretary	0.00	100.00
Firewise	13.08	250.00
Neighborhood Watch	0.00	250.00
Property Taxes	403.80	403.80
Utilities - Electricity	211.09	400.00
Miscellaneous Expense	0.00	194.46
Total Expense	20,131.16	35,726.26
Net Income	13,601.68	0.00

2010 Year to Date Expenses by Approximate Percentage of Budgeted Income

Roads	13,353.09	67%
Insurance	2,872.00	14%
Bookkeeping & Professional Services	1,143.75	6%
Park	433.03	2%
Office of Communications	840.04	4%
Office of Secretary	0.00	0%
Architecture Control	0.00	0%
Firewise Committee	13.08	0%
Neighborhood Watch Committee	0.00	0%
Utilities - Electricity	211.09	1%
Property Taxes	403.80	2%
Other Fees & Expenses	861.28	4%
Total	20,131.16	100%

Please contact the Treasurer if you have any questions about any of the information contained in these financial reports

Roads Report

Dave Lewis stated that the bulk of our road maintenance this year was spent on River Mountain Road due to significant rains. The repair and resurfacing was centered on River Mountain Road between the FM3237 entrance and the middle gate. The board contracted with Acker Asphalt and Paving, who used a chip seal process to repair and resurface. One resident asked if Acker could redo one section that had deteriorated after they had done the repairs. Dave said he would contact Acker about this.

Dave further stated that the board has received two bids to install a cattle guard at the entrance to the water park. A contractor will be chosen shortly and the work will be completed this summer.

Some of the road budget is being reserved for contingencies such as right-of-way clearing and street signs.

Dave also stated that he has replaced a stop sign and replaced stolen warning signs on River Mountain Road.

Secretary's Report

Al Ohm stated the board was aware that POA insurance and Directors and Officers insurance was the second largest budget item and that he had been asked to shop for replacement policies. After contacting three insurance agencies, including the then current agency, the board decided to buy insurance from Wilson and Wilson Insurance, Kyle, Texas. The result was an increase in liability coverage from \$1 million to \$2 million and a saving in annual premium of \$714.

Guest Speakers

Mike Hicks described the new cattle company (River Mountain Ranch Cattle Company) and talked about changes in the animal grazing laws in Hays County. Cattle owners are now required to keep cattle fenced and asked that RMR residents help to make this happen. The cattle company was installing the required fences and asked anyone seeing a problem with a fence or gate to call him.

He also stated that it was important to keep dogs away from young calves as dogs have seriously injured calves in the past.

Since the cattle can no longer access the Blanco for water, he asked for help in keeping the cattle watered. They will need cattle troughs. Mike said the cattle company is looking for places to

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.

Guest Speakers (continued)

put these troughs and would pay for, deliver and install them. They will need access to a water supply through hose or PVC and they will also pay if necessary. They are in complete agreement on installing a cattle guard at the water park entrance.

Firewise Committee Report

Jeanne Martin gave the Firewise Community Committee Report:



- Fire Dept. incident trips to RMR from Jan – May 2010. Only 1 reported by the WVFD, which was cancelled in route. Congratulations for observing Firewise principles!
- Reminder with heavy spring rains, there will be more growth of grasses, producing greater fire hazards as summer approaches and we dry out. Continue with good Firewise practices.
- Firewise Exterior Property Assessments are still available by contacting Margaret Baker.
- Residents’ personal Firewise activities on their own property are still requested. Please turn in your data (hours worked and/or money spent to tree trimming, rock work, etc.) to Cathy Kubica at Firewise_data@rivermountainranch.org.
- The committee was working with the RMR Architectural Control Chairperson to mail Firewise Educational packets to builders and homeowners. Two packets have been mailed from January through June 2010.
- The committee will continue adding new information to the Firewise Community Link at the RMR Home page.

- The Burn Ban sign will be maintained by our committee, so please look at it when entering RMR.
- Jeanne provided new educational handouts on RMR Firewise Landscaping Tips (attached as Exhibits B and C) along with a display table of plants and trees that are Firewise Friendly and Firewise Unfriendly.

Adjournment

The meeting adjourned at 2:05 p.m.

Additional Topics of Interest

Oak Wilt Diagnosis and Remediation

Our trees, particularly oaks, have been severely stressed due to drought in 2000, 2008, and 2009, resulting in the evidence of hypoxylon canker and some trees just dying. If you think you may have Oak Wilt, call the Extension Office at 512-393-2120 and arrange for a technician to consult with you.

If you are planning on planting new trees, consider Monterrey Oak (or other members of the white oak family), Eve’s Necklace, Texas Mountain Laurel, Mexican Plum, Rusty Blackhaw Viburnum, or good old reliable Cedar Elm. With a little extra effort you can grow several varieties of peach trees in this area. Lovely spring blooms and yes, you and the squirrels and raccoons can have peaches the second year.

Drive Safely Throughout River Mountain Ranch

Speeding, tailgating, failure to stay in your lane, and drivers just failing to adjust their speed to road conditions on the private roads within River Mountain Ranch are becoming a bigger problem every day.

For example, River Mountain Road is a private road that demands caution and a prudent speed while staying in your lane with all of its twists and turns while going uphill or downhill. Just last weekend (7 & 8 May) there were two (2) accidents on River Mountain Road

during the recent road repairs. Also, since 2008, there have been three (3) accidents where a vehicle has driven straight off the lower section of River Mountain Road (at the first right turn up the hill) next to the "ARROW Warning Sign" indicating the road went to the right.

The RMRPOA Board asks that all residents and their guests slow down and drive cautiously/prudently throughout RMR. We have residents and their children walking, jogging, and riding horses along the roads, cattle grazing in the open spaces, and many types of wildlife, to include plenty of whitetail deer, that can jump in front of a vehicle without any warning as they run out of the tree-line along our private roads. Additionally, our only entry/exit road (River Mountain Road) can be closed for extended periods of time as a result of a bad accident. Thank you for your cooperation.

Information Regarding Hypoxylon Canker Fungus

During the recent Summer POA Picnic & Meeting, a question was asked concerning the Hypoxylon Canker Fungus that has been killing some of the oaks in RMR. The information sheet prepared by the Texas Forest Service may be viewed at our website on the “Hill Country Living” page or downloaded from this link: [Hypoxylon Canker](#).

Summary of Water Quality

Core water parameters (pH, dissolved oxygen, conductivity, turbidity) are all within acceptable range for contact recreation in both the Blanco River at RMR Park and Lone Man Creek at confluence with the Blanco River. Specific data are available upon request. There is much bacteria in both water bodies. However E. Coli specifically (the only bacteria reported to the state) has been in a range of 60-100 colonies per 100 ml. The EPA limit for contact recreation is 390 colonies per 100 ml. However with any natural body of water it would be advisable to shower and use “Swim-Ear” or isopropanol in ears after swimming.

Neighborhood Watch Organization in RMR

We need a volunteer to replace our Neighborhood Watch coordinator. The new coordinator is needed ASAP so planning can begin for the National Night Out event held in early October.

We are also seeking volunteers to be Block Captains for the River Mountain Ranch Neighborhood Watch Program. We still need a block captain for Mount View.



The responsibilities of the block captains are:

- Be aware of any possible criminal activity or fire dangers on your block.
- Notify the police, EMS, or fire Department when necessary.
- Have a back up block captain for vacations, etc.
- Help to locate possible water sources, both current and future, on your block and help the Firewise committee determine who may be willing to allow the fire department to utilize their water source in the event of a catastrophe.
- Be aware of elderly or handicapped neighbors who might require additional assistance in the event of an emergency.

Animal Control is the Animal Owner's Responsibility!!

The RMRPOA Board is routinely called regarding pets roaming the neighborhood and this item was a significant area of discussion at several POA member meetings, including during the recent Summer 2010 meeting.

Please note that our covenants state "Any and all animals, including household pets, require appropriate fencing to confine them to their lot." Furthermore, Hays County law stipulates "Dogs are to be restrained by a leash or fence, unless the owner is on the property and is able to verbally command the animal to stay on his/her property. If the animal is found unrestrained, Hays County Animal Control can either issue a citation to the owner (if the owner is known) or impound the animal at PAWS Animal Shelter in Kyle, Texas."

All RMR residents are reminded to follow the requirements defined in **Hays County Animal Control Ordinance # 20893**. A copy of the Ordinance may be viewed at our website on the "Hill Country Living" page or downloaded from this link: [Animal Control Ordinance](#).

If you walk your dog, please keep it on a leash. If you find a dog running loose, or being a nuisance, please do not call

the Board. Hays County has an animal control office:

Hays County Animal Control (part of the County Sheriff's Department), 512-393-7896.

If you have a serious incident (if you are attacked by a dog for instance) and you call the Sheriff's office, requesting that a citation be issued to the owner (if known) will expedite the process of getting restitution from the owner.

Further information regarding Hays County animal control laws can be found at this link: <http://www.sheriff.co.hays.tx.us/>.

Pet Safety Reminder

Pet owner's are reminded that small pets are very vulnerable to the many different types of predatory wild animals that we have within River Mountain Ranch. Some of the predators include, but are not limited to: coyotes, mountain lions, and hawks. Many of the pets that get lost within RMR and are not recovered may have fallen prey to these predators.

Lost & Found pets may be listed for up to 60 days on our website by sending their description, a picture (if available), and the owner's contact information to communications@rivermountainranch.org.

2010 Board Elections - Please Consider Volunteering to Serve Your River Mountain Ranch Community as a Member of the Board of Directors

The annual election of RMRPOA Board Members is quickly approaching. The election will be held during early December through mid-January 2011. The results will be announced at the Annual POA Meeting in January 2011.

This year we will be voting for four (4) Director positions that have expiring terms.

Under the provisions of the Bylaws, paragraph 2.03, "Each regular member in good standing is entitled to one vote per lot.....". If you own more than one

lot then you get more than one vote. Please refer to the RMRPOA Bylaws (website Documents & Maps page) for all of the rules that govern the conduct of the Board election.

There is a formal nomination process that will begin during mid-October and last for approximately 45+ days to just after the Thanksgiving Holidays. A letter will be sent to all POA members during this period to formally solicit nominations. After the nominating period is closed, the nominees will be screened to ensure that they are eligible

to run, i.e., a POA member in "good standing" according to the Bylaws. The final slate of nominees will then be notified and will be required to submit a standard bio sketch for inclusion in the ballot that will be mailed in early December 2010.

You may, however, contact any of the current Board Members at any time to express your desire to volunteer to run for the RMRPOA Board. Please note that Associate Members are not eligible to run for election to the Board.