

NEWSLETTER

Highlights of the 2010 RMRPOA Annual Membership Meeting

The following is a condensed version of the official minutes of the 2010 RMRPOA Annual 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.

General

The Board President called the meeting to order at 10:08 AM on 23 January 2010 in the Blanco Room at the Wimberley Community Center. There were 44 lots (voting members) attendance which constituted a quorum per the Bylaws. The total attendance was approximately 60 persons. All members of the Board were present.

President's Opening Remarks

Jim Wheat welcomed all of the POA members for attending the meeting. He then introduced the Board members in attendance and thanked them for their Board service during 2009. In addition, Jim summarized the topics to be covered during the meeting and indicated that each of the Board members would discuss the accomplishments for 2009 and plans for 2010 for their individual areas of responsibility. He also introduced Jeanne Martin, who is the Chairperson of the Firewise Community Committee

(FWCC) and who presented the FWCC Report.

Firewise Community Committee Report

Jeanne Martin, Chairperson of the FWCC, announced that, in addition to herself, Nancy Carney, Cathy Kubica, and Cathy Wheat

would serve as officers of the FWCC in 2010 and thanked the current and former members of the FWCC for their service on behalf of the FWCC in 2009.

In addition, Jeanne reported that after the first full year of operation, the FWCC recognition has been renewed for 2009 – 2010. Also, Jeanne reported that owners of only 4 of a possible 138 homes submitted data to Kathy Kubica (who serves as FWCC Data Manager) and, as a result, Jeanne urged RMR members to keep track of



their hours and expenditures devoted to Firewise activities and to report those hours to Cathy Kubica using the forms handed out at the annual meeting and posted on the RMRPOA website. She pointed out that data from June 2006 to date can be reported for Firewise purposes.

Furthermore, Jeanne reminded the members in attendance that the RMRPOA restrictions prohibit fireworks on any lot in RMR. In addition, she reminded RMR members to periodically monitor the Burn Ban sign located in front of the inside gate to RMR and commended the RMR membership for its outstanding fire safety record since June 2009 (i.e., only one grass fire in RMR was reported by the Wimberley Voluntary Fire Department (WVFD) during that time). Also, Jeanne suggested that any interested lot owners who own private water storage tanks and/or swimming pools may want to check with the WVFD concerning specifications for valves that would permit

Firewise Community Committee Report (continued)

access to the water in such tanks and/or swimming pools in the event of a fire emergency. She similarly suggested that any interested lot owners who maintain private gates may want to check with the WVFD regarding purchase of a "Knox Box" that can be accessed by fire fighters to avoid damage to their gates in the event of a fire emergency. Finally, Jeanne reminded the RMR members present that Margaret Baker continues to be available to provide voluntary Firewise assessments of their properties.

President's Activity Report

Jim Wheat did not present a report, but instead deferred to the reports provided by the various Board members as more fully described below.

Parks Report

Margaret reported that the RMR Blanco River Park continues to be a source of enjoyment, pride, and enhanced property values for residents of River Mountain Ranch. Keeping the park in as clean, safe, and pristine condition as feasible is due mainly to the good judgment, thoughtfulness, and cooperation of the residents and their guests. Packing out trash, keeping fires in the BBQ grills only, closing gates when leaving, and helping out with mowing, trimming, and

brush removal on Spring Clean-Up Day all contribute to a beautiful park with minimal expense or problems.

Routine and misc. expenses include rental of a portable toilet May 15 through September 15, fall mowing when needed, minor repairs to gates, lock, and fences, and treating for fire ants and leaf cutter ants as needed.

Accomplishments for 2009

- Planted wildflower seeds at various locations in the park.
- Contributed to the installation of two benches and granite path by the Eagle Scouts of Troop 19, Soaring Eagle District, Sam Houston Council, Boy Scouts U.S.A.
- Repaired the lock at the park entrance gate.
- Total expenses for park were approximately \$1,500.

Plans for 2010

- Grading and adding several loads of rock to interior park roads.
- Projected 2010 expenses for park ~\$1,850.

Water Quality

Although the stretch of river bordering the park is comparatively shallow, water quality has been good to excellent, suitable for fishing and contact recreation. The water quality is monitored monthly by a trained volunteer of the Texas Stream Team as part of a wide network which includes 190,000 miles of streams and rivers in Texas. The monitoring results are available upon request.

Miscellaneous Comments

A total of 42 park keys have been checked out to property owners in since 2008.

The only potential problems have been a few "campfires" in the picnic area and on the new granite path, loose dogs, someone attempting to build a "dam" across the river, and the pump motor noise from residents across the river drafting water from the river.

Some regulations worth reviewing (in addition to the owner deed restrictions), are the Hays County Bum Ordinance and the Hays County Animal Control Ordinance. These can be found on the RMR website at www.rivermountainranch.org. For infractions that you observe, call the Hays County Sheriff Department and also notify a POA board member. News and information are also available and current on the RMR web site.

Thanks you for the opportunity to serve as your Park representative on the RMRPOA Board these past two years. I have enjoyed getting to meet and work with so many of you. You have made this a pleasant and easy assignment. Remember that your questions, comments, and suggestions are always appreciated. Have a safe and fun 2010.



Architectural Control Committee (ACC) Report

David Lewis reported that during 2009 his committee had processed 8 applications for new building projects. In addition, he pointed out that the potentially refundable construction damage deposit has been raised from \$500 to \$1,000.

David then brought up some of the issues arising out of the current architectural guidelines set forth in the RMR property restrictions. A lengthy discussion ensued between and among RMR members in attendance. The discussion culminated in a show-of-hands vote called by Jim Wheat pursuant to which the majority of the RMR members present voted not to authorize funding for a study to analyze, and make recommendations for changes to, the current architectural guidelines set forth in the RMR property restrictions.

Roads Report

Steve Nichols reported that during 2009 approximately \$25,000 in budgeted funds was spent on 3 major roads projects that were undertaken in RMR. First, a portion of Windmill Run (between Windmill Cove and 1201 Windmill Run) was chip sealed. Second, shoulder work was done throughout the network of roads in RMR. Third, patch work was performed primarily on River Mountain Road between the inside and outside gates. Steve noted that

unfortunately the patch work has not held up under the traffic and weather conditions in our community and, therefore, more repairs will be required on River Mountain Road in 2010. In addition, Steve pointed out that straps will need to be added to the outside cattle guard in 2010. Steve mentioned that the straps will cost a fraction of the cost of a new outside cattle guard and those straps are expected to extend the life of the existing outside cattle guard by approximately 10 years. One member asked Steve if a street sign could be added at the intersection of Windmill Run and the northern extension of Water Park. Another member asked if the pretty rock wall street signs could be added to Hermosa Paloma, Bluff View and possibly one other similarly situated street. Steve referred both members to his successor Road Chairperson as these issues will need to be addressed by the new Board. Jim Wheat asked that the names of the streets without the metal street name signs adhered to the rock supports be sent to him via e-mail.

Communications Report

John reported that during 2009, pages were added to the RMR website for the Firewise Committee and the Neighborhood Watch Committee. In addition, a page was added for galleries for community events.

John also reported that he expects to publish three (3) newsletters in 2010. The newsletters will be issued in Winter, Summer and Fall. In addition, the newsletters will be issued in download only versions in order to save the cost of producing and mailing paper versions.

In conclusion, John further reported that relatively soon he expects to publish a new directory of RMR property owners. Furthermore, John indicated that the new directory will contain the RMR property owners listed both alphabetically as well as in alphabetical groups determined by street addresses.

Treasurer's Report

David Conway summarized his written Treasurer's Report for December 2009 (see below). In addition, David provided the percentages of total expenditures that various categories of expenditures (e.g., roads, insurance, professional services, parks, meetings and mailings) make up. And, he gave the same type of break down for the same categories of expenditures expressed as a percentage of the total budget for 2010. Finally, David explained the formula for determining the annual maintenance assessment for 2010 and disclosed that the assessment for 2010 would be \$144.27 per lot.

**River Mountain Ranch - Wimberley Property Owners Association
Treasurer's Report - 2009**

Income	Y-T-D 2009	2009 Budget
Membership Fees	\$33,620.97	\$32,231.76
Special Assessment-Year 2008	\$75.00	\$0.00
Special Assessment-Year 2006	\$120.00	\$0.00
Special Roads Assessment	\$130.00	\$0.00
Refinance & Transfer Fees	\$2,300.00	\$1,200.00
Miscellaneous Income/Donations/Late Fees	\$926.88	\$0.00
Interest Income	\$64.63	\$150.00
Total Income	\$37,237.48	\$33,581.76

Expenses	Y-T-D 2009	2009 Budget
Insurance		
General Liability	\$2,291.00	\$800.00
Director's Liability	\$1,225.00	\$1,877.00
Legal-Professional Fees	\$390.00	\$625.00
Office Expenses		
Bookkeeping & Secretarial	\$2,150.00	\$2,400.00
Other Expenses		
Bank Fees	\$41.05	\$60.00
Meeting Expenses	\$750.20	\$700.00
Liens Filing/Release Fees	\$0.00	\$50.00
Mailbox Rental	\$24.00	\$30.00
Park Expenses	\$1,391.19	\$1,500.00
Road Expenses/Front Entrance	\$24,227.81	\$23,000.00
Office of Communications		
Mailout & Office Expenses	\$584.04	\$1,451.00
Software/Website	\$0.00	\$0.00
Property Taxes	\$409.06	\$334.01
Utilities: Electricity	\$363.94	\$500.00
Miscellaneous Expense	\$317.09	\$250.00
Total Expenses	\$34,164.38	\$33,577.01
NET INCOME	<u>\$3,073.10</u>	<u>\$4.75</u>

**River Mountain Ranch - Wimberley Property Owners Association
Balance Sheet - as of December 31, 2009**

ASSETS	Dec 31, 2009
Current Assets	
Checking/Savings	
Checking	\$8,486.66
CD/Savings	\$10,531.80
Total Checking/Savings	\$19,018.46
 Total Current Assets	 \$19,018.46
Fixed Assets	
Fire Protection Water Tank	\$11,750.10
 Total Fixed Assets	 \$11,750.10
 TOTAL ASSETS	 \$30,768.56
 LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposits Payable	\$4,000.00
Prepaid Assessments	\$110.80
Total Other Current Liabilities	\$4,110.80
 Total Current Liabilities	 \$4,110.80
 Total Liabilities	 \$4,110.80
Equity	
Retained Earnings	\$25,922.35
Net Income	\$735.41
 Total Equity	 \$26,657.76
 TOTAL LIABILITIES & EQUITY	 \$30,768.56

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.

Discussion Topics

★ Second Water Storage Tank

Margaret reported that RMR is served primarily by the WVFD. She explained that the WVFD is part of the Hays County Wild Fire Task Force and, as a result, mutual aid from Dripping Springs, Driftwood, Kyle, and Buda could assist the WVFD in a matter of minutes. Margaret further reported that the WVFD recently acquired a new 2,000 gallon tanker truck bringing the WVFD total equipment inventory to two tanker trucks, two engines and a brush truck. As a result, the WVFD could have 5,000 gallons of water when responding to a fire in RMR, plus our 20,000 gallon water storage tank on Mount View. Margaret continued by explaining that, with new and modern technology currently available to extend the effectiveness of available water to fight fires generally (e.g., the indirect method will generate 133 cu. ft. of steam per gallon of water), the 25,000 gallons of currently available water should be more than sufficient to extinguish a typical house fire (which normally consumes approximately 500 gallons of water) and should be sufficient to (i) extinguish most wild land fires of the size that have occurred in and around RMR in recent times or (ii) at least position the WVFD to contain a larger wild land fire until reinforcements arrive. Margaret further explained that, as a result of the above, the Board has determined to

postpone any assessment for a second water storage tank until such time as the Board has had sufficient opportunity to study whether there is actually a need for a second water storage tank in RMR and, if so, to determine (i) where the possible sites for any such tank would be located in order not to be unsightly from the road or to neighbors, (ii) lease terms and (iii) possible grant funding. At the conclusion of Margaret's report, there were no questions or comments from the RMR members in attendance.

★ January Hunting Incident

John Tanzillo reported that on January 10, 2010, as a result of two individuals claiming to need entry on to lots of various residents of RMR to locate game they claimed they shot with a bow and arrow, the sheriff was contacted and a deputy sheriff came out to RMR to investigate. The deputy sheriff discovered that one of the individuals was not a resident of RMR, but the deputy did not interview the other individual. As a result, the Board does not know the name of the other individual or whether he is a resident of RMR. John further reported that the game warden who also investigated this occurrence expressed the view that, while he would take action if a firearm were discharged across lot lines in RMR, to the extent that arrows are shot across lot lines in RMR, he would not take any enforcement action if an arrow is

shot from the hunter's own lot and the recipient lot owner's property is not fenced and a "no hunting" sign is not posted. However, John further reported that the game warden did indicate that hunting in RMR incident to driving along the roadway or shooting arrows on property not owned by the hunter would result in enforcement action. Thus, John explained that, at this time, the Board is not in a position to take action in the above-described case to enforce the RMR restrictions that prohibit hunting on lots with less than 75 acres, because it does not know if one of the hunters is a resident of RMR. If the Board were able to identify one of the hunters as a resident of RMR, it could pursue the usual verbal contact followed by an appropriate letter explaining the RMR restrictions and requesting that the resident hunter cease hunting activity that violates the RMR restrictions. In response to a question of a RMR member attending the meeting, Jerry Martin said that he understood that any failure to comply with that request likely could be pursued by instituting a civil legal action seeking a court ordered injunction that prohibits the hunting activity that violates the RMR restrictions. The nonresident hunter could be processed as a trespass case. Having said all of the above, all the Board can do at this time is advise RMR residents to be on the lookout for these individuals (or any other individuals hunting in RMR) and to call the sheriff

Discussion Topics (continued)

and the game warden if there is a recurrence of hunting activity in RMR.

Announcement of Newly Elected Board Members

Jim Wheat announced that the following individuals have been elected as directors for two year terms beginning as of the date of this annual meeting: Margaret Baker, Fred Carney, Al Ohm and Walter Schleyer.

Door Prize

A \$50 coupon for dinner was awarded to one lucky attendee.

President's Closing Remarks

Jim thanked everyone for attending. 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 - David Conway
- Vice President - John Tanzillo
- Secretary - Al Ohm
- Treasurer - Fred Carney
- Architectural Control - Margaret Baker
- Communications & Website - John Tanzillo

Neighborhood Watch Needs Volunteers

RMR is looking for someone interested in working towards a safer community by volunteering as the RMR Neighborhood Watch Coordinator. Also, there is a need for a Block Captain for Water Park (South or Lower). Anyone interested in these opportunities, contact Cathy Kubica at ckubica@txwinet.com or 512-847-8066.

The NW Coordinator will be able to organize and plan for the National Night Out Event in October. There is also an opportunity to learn more about Hays County Sheriff's Department and create a better relationship with our Law Enforcement Agency.



2010 Member Directory

The 2010 RMRPOA Member Directory will be a complete new edition when it is released in March. The Directory will be organized in two sections: alphabetical listing and a by street listing.

A listing of the owner(s), by lot(s) number and street name, that will ***NOT BE PUBLISHED*** in the Directory can be viewed on the Home page of the RMRPOA website.

If the owners of these lots and/or residences want to be included in the next issue of the Directory, then they must take action to grant permission to the POA Board for release of their contact information.

The process for granting permission is described in the column on the right side of the RMRPOA website Home page under the title - *2010 RMRPOA Member Directory*.

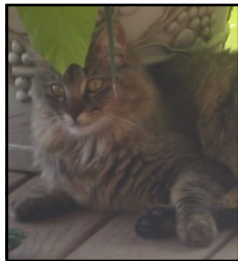
The last date for the submission of contact information (and permission) for this issue of the Directory is 28 February.

The Directory is scheduled for publication in March. It will be mailed to each member listed in the Directory.

If you have any questions, please contact [RMRPOA communications](#).

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.



Hunting & Violations of RMR Deed Restrictions

Residents are reminded that hunting is **NOT PERMITTED** on any lot within River Mountain Ranch that is less than 75 acres. The provisions of the Covenants & Restrictions that every RMR property owner agrees to follow at the closing of their property purchase, specifically state in Section A, Land Use, Item # 5 "No hunting shall be permitted on any lot of less than seventy five (75) acres..." This restriction is enforceable regardless of whether a resident has a legal permit to hunt or not.

Animal Control is the Owner's Responsibility

The RMRPOA Board is routinely called regarding pets roaming the neighborhood.

Please note that our covenants & restrictions state "Any and all animals, including household pets, require appropriate fencing to confine them to their lot." Furthermore, Hay 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 or downloaded from the RMR website.

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.

Calendar - 2010

February

- 11th - Board Meeting
- 15th - Winter 2010 Newsletter

March

- 11th - Board Meeting
- TBD - 2010 Member Directory

April

- 8th - Board Meeting

May

- 13th - Board Meeting
- TBD - Park Clean-up Day (volunteers needed)

June

- 10th - Board Meeting
- TBD - POA Summer Meeting & Picnic (RMR Blanco River Park)

July

- 8th - Board Meeting

August

- 12th - Board Meeting

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/>.



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.