

River Mountain Ranch POA

Bi-Annual General Members' Meeting

Agenda

August 6, 2022

10:08 a.m.

Wimberley Community Center (In Person)

1. Call to Order 10:08 a.m.
2. Reports

Special Report by Fire Chief Carroll Czichos, and Assistant Chief Christopher Robin, regarding RMR Hemorsa Fire burned approximately 45 acres. 65% contained. Many fire departments came to help us. No firefighters were injured. Residents please police your property and put out small smolders with water.

For the future:

Please put Knox box on electronic gates for easy emergency services access or leave gate open during emergencies. Consider Firewise community recommendations like clearing 30 feet from property. Remove underbrush. Remove excess trees to allow trucks to access property. Piles of cedar chips and mulch piles can catch fire with decomposition. Disperse them and check any you may have for heat build up. (<https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Preparing-homes-for-wildfire>)

Brass fittings for water tanks can be added to your rain water tanks, but access to tank needs to be clear for trucks in order for them to access yours. Wimberley Fire Dept can provide fittings at cost: <https://www.wimberleyfire.org>.

Sources for Emergency Information:

[HaysInformed.com](https://www.haysinformed.com), [WimberleyFire.org](https://www.wimberleyfire.org), <https://www.haysinformed.com>, <https://www.facebook.com/HaysCountyOfficeOfEmergencyManagement>

Register for reverse 911 calls for emergencies at: <https://warncentraltexas.org/> You will be able to get emergency notifications on your phones. (Cell Phones may require an app to complete application).

a. Roads (Joe Dalton)

- 1 Pothole Repair Pot holes to be repaired in Sept.
- 2 Hays County Update Hays Cty Road commission, estimates late 2023 or early 2024 for County to take over the roads.
- 3 A question was asked about clearing overgrowth near roads for visibility: county can come and take down trees in the easement, or we have permission to clear our properties.

b. Treasury Report (Roland Brown)

Our finances are on sound footing. We have had some major expenditures this year, primarily to replace the cabanas at the water park at a rough cost of \$23,000 as well as replacing some of the fencing at the entrance with attractive and functional ironwork. We are also incurring some legal costs, modest to date, as we seek legal counsel on updating the CC&Rs and dealing with other matters that come before the Board. We have a few members with outstanding dues which we are addressing; generally, compliance has been good. Our bank account stands at approximately \$83,000 in addition to a CD of approximately \$10,000. A detailed financial statement updated through the end of July will be available soon in documents folder.

c. Park Report (Joe Dalton)

- 1 New Fence at Park. Pavilions are finished, Put in a card reader for walkers on the inside of the fence gate for easy exit from the park.

- 2 The water tank on loan Mount View was 1/4 full but outflow pipe appears to be blocked. Water companies are very booked but will fill when they get a gap.
- 3 A Recommendation was made to possibly put in two more water tanks for Fire Dept., at north end of RMR and one at Bluff View and Waterpark.
- 4 Concrete tables need to be reinstalled under pavilions.

d. ACC Report (Bill Haser)

Submissions for approval 2 homes, pool and extension; approved.

Lawyer contacted for a draft update of our CCRs and concerning an issue of subdivision of large lots : do they fall under our CCRs when they are smaller than the 75 acre exemption?

e. Communications (Roland Brown)

Working on emergency exits and there are some permissions at the end of water park towards Red Hawk on the Morales property, and we are in discussions with the Umphrey's Property at the end of Bluff View, who have a concrete low water crossing to San Marcos.

We don't have permission from the HO ranch to exit. But supposedly we have a written easement that Mayo, the original registered agent of RMR has or had. We are looking into records for that agreement.

3. New Business

a. NEW INTERNET AVAILABLE- Invisalink WirelessTexas, LLC

[Invisalink https://rivermountainranch.org/internet-services-in-rmr/](https://rivermountainranch.org/internet-services-in-rmr/) a tower has been installed in the neighborhood and can reach all but 24 homes in the neighborhood. No data caps. Speeds normally are up to 30-50mbps depending on your plan, but they can do very high speeds

for customized options.

b. Emergency Responsiveness Update Status (See communications above)

Several folks volunteered to join the Disaster Preparedness Committee which is very active currently in seeking alternate escape routes and getting info on those out to the members.

c. We want to coordinate a gift to the Wimberley Fire Dept. In process.

4. Adjourn 11:50 pm