

**River Mountain Ranch POA
Annual Meeting
January 20, 2018
10am**

- 1. County Update on River Mountain Road (Lon Shell-Precinct 3 Commissioner--Office: 512-847-3159; Cell: 512-644-0848; email: lon.shell@co.hays.tx.us); Aaron Jones-Hays County Transportation Department Maintenance Superintendent—Cell: 512-618-8033; email: aaron.jones@co.hays.tx.us)**

Shell: Finishing legal paperwork with the property owner at 3237 entrance to allow completion of failure repairs and assess potential for cattleguard removal at that end of the road.

Jones: Hope to finish road repair shortly and pave in the Spring (April?). Grade at the entrance may be difficult to change steepness of the grade due to creek and culvert presence. Perhaps that can be better addressed with re-grading of 3237 when road improvements on 3237 are done in the next few years. Discussed guardrails, striping, object markers at the entrance of 3237, cleaning out the culverts, and handling of cement spills (call Aaron at cell number above; and Gregg at 512-878-3052) on River Mountain Ranch Road. Discussed the handling of traffic flow and safety during the paving process when initiated in the Spring.

Shell: Reviewed status of repair and improvements plan for 3237 which will include shoulders and turn lane considerations at River Mountain Road entrance. The County will share those engineering plans with our POA before implemented. Reviewed the assessment and 7 year payback along with lien considerations. Likely to be on 2019 tax bill or if paperwork delayed 2020.

- 2. Spectrum (High Speed internet): Jeb Carter (property owner; spearheading initiative with Jeff Peterson). Jeb Carter's number is 214-668-6445. Contact him if you are not on the list of those interested—supply your name/address/phone # and email at this time. Attempting to work through the business channel of Spectrum. If approved, it would be 6 months to go live. The Residential branch for Spectrum is now showing interest—want them to let business division handle or timeline will be reset. There are 155 people signed up with interest—need more to get Spectrum to agree to pull lines, absorb cost of hookups, six month or less commitment for service, etc. Estimated cost of high-speed internet, phone and TV would be ~\$100/month—business connectivity offers all same services as residential except for no pay-per-view movies..**

- 3. Park Report (Estelle Murchison);**

TreeFolks coming on Thursday to plant saplings and continue the restoration along the Blanco. Those conservationists expressed a confirming opinion that our restoration efforts in the Water Park have been spot on.

The Cabana roofs are slated for replacement in 2018—still in bid phase.

4. Treasurer Report (Rick Skiles)

\$43,345.57 in Checking as of December 31, 2017

\$10,500.15 in CD

\$6000 in construction deposits are reflected in these totals as are about \$2500 in expenses pending (checks cut) for January 2018

Questions:

Plans for use of excess funds now that road repairs are reduced?

-There are no excess funds—we remain woefully underfunded for needs with internal roads which are 20 years old. We have 25-20K earmarked annually from our budget for roads. To completely redo would take a special assessment likely to be totaling 350-400K and this would be ongoing.. Plan in the short-term is to evaluate the County's performance on River Mountain Road repave and determine whether to reactivate the initiative with the County Commissioner to turn over the internal roads--one time assessment vs. ongoing maintenance. For now if you see a pot-hole, call Gregg Germer (cell: 512-878-3052). There is a large one on Bluffview needing attention.

5. Architectural Control Committee (Rick Skiles)

Five projects underway/nearing completion—no major new concerns

Cement truck spill response re-iterated

Comment from Mr. Agee: Consider holding construction deposit if driveway culverts are crushed until repaired

6. Feral Hog Control:

No viable global remedies: commercial trapping too expensive.

People are on their own with fencing and trapping,. Some have had luck through social media to get people to take trapped hogs

7. Election Results: Kellee Hartman, Bobby Knell and Kirby Hicks have been elected to fill vacancies for 2018

Meeting Adjourned