

River Mountain Ranch POA Semi-Annual Meeting, January 9, 2019

Wimberley Community Center

10-11am

43 Members including the Board in attendance

Board Members: Germer, Murchison, Peterson, Hicks, Knell, Murtaugh, Hartman

- 1. Call to Order at 10:03am by POA President, Gregg Germer**
- 2. Treasurer Report (Kirby Hicks): Annual revenue collection of 40K; short by about 3K due to delinquent dues payments (11 certified letters sent; about half returned with payment). Minimal expenses in 2018: port-a-potty at the Water Park and some road expense leaving a net balance of around 23K for the year 2018. The bank account total is currently 75K of which 10.5K is in CD. Four construction deposits are active, two for new houses, one for an add-on garage, and one to be returned.**
- 3. Park Report (Estelle Murchison): Bids currently being solicited for metal roofs on the Cabanas. Also, plan to move gravel up past second cattle-guard on RMR to the Water Park to patch and solidify the road in the Water Park**
- 4. Roads Report (Kellee Hartmann): The County will assume the interior roads for 1.5 million dollar cost of which POA members would be responsible for 750K that could be spaced out as an assessment over 3-12 years. The intent would be to position it so each parcel would be assessed around \$300/year in the payback period. Our County Commissioner, Lon Shell, is looking for a straw vote majority among our members before bringing it forward as an action to the County/Commissioners Court (hand count at meeting shows most in attendance in favor; sign-up circulated for names in favor). RM Road striping and guardrails set for Spring...delayed due to pushback of many projects associated with the weather the past few months. Open discussion: Who is responsible for mowing the right of way along RM Road now that it is a County Road (Kellee to check: UPDATE January 25: County is responsible for mowing along RM Road between the cattleguards); The assessment payments for RM Road will not kick in until 2020 as the road is not yet finished (striping et al). Planning is underway for 3237 (Tentative start in 2020): will include widening for right turn lane, center left turn lane, elevation of road to flatten entrance to RM Road, blinking lights to indicate turn-in (concern raised about streetlight at entrance). Timeline unclear, Kellee Hartmann to investigate and report. Pothole patching planned for a March/April. Volunteers were solicited from various street locales to help form crews on an anticipated day long project that will include social event to bring the neighborhood together. Issue of tree trimming along the 60 foot road easement through RMR was raised for safety concerns...the Board will explore potential of hiring professional trimming service to alleviate the issue.**
- 5. Architectural Control Committee (Bobby Knell): A couple issues surfaced, including new construction on Winding Trail, that were investigated, debated and dealt with by the Board, currently two buildings and one secondary structure under construction, four previously unclaimed construction deposits were contacted and dispersed, one remains in that category. Wellborn Gregg raised concern about processes for maintaining continuity of process with regard to ACC over the years and also as to the education of new Board members and residents intending construction. What are the review procedures for submissions, due diligence around inspections and change orders was addressed by Bobby Knell. Questions arose around whether Covenants call for 50% masonry on secondary buildings (no) and the issues around whether legal opinions should be sought in reference to things like variances (driveways) to ensure smooth transitions during future sales of property.**

6. Other Items:

—Status of the water issue (Electropurification): in Hearing phase, the Board will solicit a report from Commissioner Shell and share the update with Members.

—Neighborhood Watch doused an unattended burn pile this morning...not smart to burn the day before a windstorm as things smolder. Be Smart about burning!

—Fireworks are off-limits in RMR (fire hazard)...be reminded, be a good neighbor

—Official Communication channels: Mail, Website, Next Door...request was made to set up email listserv, Board will revisit e-blast feature of website and other routes to accommodate request

—An ad hoc Social Committee to be formed to bring us all together in 2019, eg a Caroling/Cookie Progression around the Holidays, etc. if interested in planning, contact Kellee Hartmann

—Cell Service Frustration: Buy a Booster (Bobby Knell has info), Spectrum not an option (fiber optic cable) as cost prohibitive, ViaSat seems to be good Wireless option (vs. Hughesnet), other “community wireless options” being explored...but, few years off.

7. Election Results: Murtaugh, Clark, Murchison, Peterson elected

2019 Board: Kellee Hartman (President), Bob Murtaugh (Secretary), Kirby Hicks (Treasurer), Jill Clark (VP), Members: Murchison, Peterson, Knell

Q1 Board Meeting at Wimberley Community Center at 6pm on Tuesday, February 12, 2019

—Agenda will be posted on website by January 30, 2019