

General POA meeting Jan 22, 2022

Board attendees, Jill Clark, Joe Dalton, Jeff Peterson, Ryan and Kellee Hartman, Roland Brown and Bill Haser.

ZOOM/IN PERSON attendees: See attached

Roads committee: Joe Dalton (NEW ROADS CHAIR IS CALVIN MORGAN)

County Construction Plan: Probably 2023 for the start of the project and will assess the owners only after the roads are completed. We have done some patching this past year. Lowered the budget for roads. Please let Joe know of potholes that need to be patched.

Treasury: Roland Brown

See Attached. Increase in budget for legal services to update the covenants. Dues increase is done by CPI calculations. Estimate for next year \$185.

Parks: Ryan Hartman

Looking at replacing 4 cabanas due to deterioration. Gate is lubricated. New park rules were voted on approved. A stone needs to be replaced on the steps. Posts from fence are getting old. Question raised for people who key in but want to walk out of the park, can't get out without climbing the fence. Will be addressed.

ACC: Bill Haser

2 new houses approved since last meeting. 1 construction project completed.

Communications: Jill Clark

Trying to keep up with changing members' emails which change. Major info is usually RMR website rivermountainranch.org

New park rules will be on the website.

New Business:

Internet [Invisalink](https://rivermountainranch.org/internet-services-in-rmr/) is putting up a tower on Jill Clark Link is on the RMR website <https://rivermountainranch.org/internet-services-in-rmr/> and if you go to their website: [Invisalink](https://rivermountainranch.org/internet-services-in-rmr/) they can tell if you will be in line of sight.

New CCR: Engaged a law firm skilled in POA/HOA rules and laws. Current covenants are unclear and could lead to legal disputes. Areas of concern, no rules against apartment complexes, rules concerning air b&b, design issues for outbuildings, building materials, etc.

Emergency Access: No updates. Need volunteers for the committee if you have time or insight, contact Roland and Jill

Board election results: Calvin Morgan, Joe, Kellee, Bill for next 2 years.

Question from floor: discussion about adding an entrance gate with key cards because of delinquency issues. We are trying to get security cameras for both front gate and waterpark. Delay due to supplies from overseas.

Poll will be created about adding a gate at front entrance.

Recommended change in CCR to add Zoom attendees to quorum for voting.

Adjourned at 10:53 AM.

Attendees via Zoom

In Person: