

Minutes of RMR General Meeting, July 24th, 2021 Called to Order 10:10 am

Attending: Bill Haser, Kellee & Ryan Hartman, Roland Brown, Jeff Peterson, Jill Clark and many members. 24 property owners and 2 guests in attendance.

**Reports.**

**Roads Report by Joe Dalton:** County Road Commissioner, Jerry Borcharding, will attend the RMR general meeting in January 2022 to discuss the estimated timing and construction plan for the RMR interior roads. At this point we don't have an estimated commencement date from the county, but Jerry will probably know more about the schedule this January. Please note that our assessments for the interior roads will not start until the project is completed and approved by the associations..

Minor road repairs were done earlier this year, mostly along Winding Trail. If you see road areas that need to be addressed, please let Joe Dalton know and we will schedule another repair project if warranted. Joe can be reached at [joe.dalton.austin@gmail.com](mailto:joe.dalton.austin@gmail.com)  
No update on 3237

**Treasurers Report by Roland Brown**

Financials attached below.

	<b>Jul 20, 21</b>
<b>Aerarium IO, Inc</b>	173.88
<b>Brocker, Ken &amp; Rachel</b>	521.64
<b>Carter, Joyce</b>	173.88
<b>Cusack, Jr, Michael F</b>	173.88
<b>Killion, Byron &amp; Jenna</b>	173.88
<b>McNeill, Kelly S &amp; Sandra G</b>	173.88
<b>Peterson, Mack &amp; Tonya</b>	173.88
<b>Wiesner, Regan</b>	347.76
<b>TOTAL</b>	<b><u>1,912.68</u></b>

**Parks: Ryan Hartman:**

One invasive species identified by Parks Commission, will be sprayed.

**ACC: Bill Haser:**

1 new construction 110 Waterpark, 3008 Windmill in review, 851 Bluff View completed. Let ACC know if you see new construction.

Restrictions about what can be stored in the front of the houses. No permanent camping on the property. Campers, RV's etc need to be parked behind the house.

Bylaws committee has met with and is working to update.

**Communications: Jill Clark**

Signage at front, and website. Contact: [contactrmr@yahoo.com](mailto:contactrmr@yahoo.com) Post on Nextdoor. Only 4 bounced

emails out of 200 on our list. Creating an emergency contact info system being established. If you want to be on the list, provide your email.

### **New Business:**

**Jill Clark: Disaster Preparedness** - looking into emergency exits.

**Assistant Fire chief, Christopher Robbins** has experience in floods, fires, and hurricane responses at State and Federal levels, gave a presentation:

- One major exit out of RMR. Places of refuge in the POA if River Mt is blocked? Ask residents. Closest is air strip at White Wings. Working to find secondary exits.
- 2 1/2 inch connections to water tanks are available for sale by fire department that can be installed on property owners' tanks. Recommends we get a list of all owners who are willing to allow the use of their water tanks for fire emergencies.
- Fire Dept strongly recommends we get reflective address markers for property identification, applications for county application for \$3 available at FD.
- Recommends removal of excess cedar trees, at least 30 feet from any buildings. And for oaks, limbs 10 feet from the house. Keep high grasses away from trees.
- Flying embers are a danger, so make sure gutters are cleaned out. Clean decks and make sure they aren't rotting. Shrubs around the house, trimmed away from windows.
- Have 100 feet of hose to wet down areas around house in case of a fire event in the area.
- Watch for rocks when mowing, can cause grass fires.
- Have an evacuation plan and bug out plans. Smoke detectors need to be changed every 10 years (their life expectancy), change batteries 2 times a year at time changes.
- Fire department was able to access RMR during February's snow-mageddon when Sheriff and EMS department were not.
- Recommends a Knox box for gates with codes, that allows opening of gates with keys that only the department has.
- No fires can be left unattended, you need a water source, and fire must be out by dark. Please notify department when you burn. No fires during burn bans. No fires in sustained winds over 15 mph.

### **David Hyde, Invisilink**

Introduces Radio Frequency to Fiberoptic cable, high speed Internet offering (application link is on our website. <https://rivermountainranch.org/internet-services-in-rmr/> ) Possible building a tower in the neighborhood to reach most residents.

### **Roland Brown Draft Rule changes to Park to be implemented in August.:**

Authorized users of the Park do not include "commercial guests". A commercial guest includes short term renters (VRBO type occupants) or other persons paying for short term beneficial use of River Mountain Ranch property or its amenities unless an owner personally accompanies such guest to the Park and remains there with the guest at all times. The advertising or offering of access to the Park for direct or indirect remuneration shall be deemed a violation of this rule. This rule does not alter any other provision of the Association's governing documents and is not an endorsement of or comment upon any commercial use of property in River Mountain Ranch.

Traditional Hayride for Oct. is being planned.

Nominations for next election, in the fall will be needed in the Fall.

Adjourned 11: 21am.

5:05 PM  
07/22/21  
Cash Basis

River Mountain Ranch POA  
**Balance Sheet**  
As of June 30, 2021

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	<u>Jun 30, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Checking #4152	73,101.20
Wells Fargo C.D.	<u>10,616.21</u>
<b>Total Checking/Savings</b>	83,717.41
<b>Other Current Assets</b>	
Hermosa Paloma Gate Billable	1,856.80
Undeposited Funds	<u>521.64</u>
<b>Total Other Current Assets</b>	<u>2,378.44</u>
<b>Total Current Assets</b>	86,095.85
<b>Fixed Assets</b>	
Fire Protection Water Tank	<u>11,450.10</u>
<b>Total Fixed Assets</b>	<u>11,450.10</u>
<b>TOTAL ASSETS</b>	<b><u><u>97,545.95</u></u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Construction Deposits Payable	<u>8,000.00</u>
<b>Total Other Current Liabilities</b>	<u>8,000.00</u>
<b>Total Current Liabilities</b>	<u>8,000.00</u>
<b>Total Liabilities</b>	8,000.00
<b>Equity</b>	
Retained Earnings	62,000.10
Net Income	<u>27,545.85</u>
<b>Total Equity</b>	<u>89,545.95</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>97,545.95</u></u></b>