

**RMR POA Membership Meeting
June 15, 2019 10-11:30am
Wimberley Community Center**

Board Members Present: Kellee Hartman, Jill Clark, Kirby Hicks, Jeff Peterson, Bob Murtaugh

Guest: Mr. Lon Shell, Commissioner, Precinct 3, Hays County

- 1. Jill Clark circulated POA roster for sign in and confirmation of mailing addresses and email addresses. Members were invited to indicate whether they would be interested in being nominated for the upcoming Board election in the Fall.**
- 2. Kellee Hartman introduced Lon Shell to answer questions on the issue of converting interior roads over to the County as was done previously for River Mountain Road between the two cattle guards.**
 - a. Interior road conversion to the County for maintenance would result in an initial total cost of approximately 1.5 million dollars. The members of RMR POA would be assessed half of that cost resulting in an assessment of approximately \$580 per lot each year for seven years. The assessment would begin at completion of the project which would be a likely 3 year plus timeline. Property owners would have the option to pay the entire assessment in one lump sum and avoid a lien (as has been case with recent RMR assessment).**
 - b. The private to public road conversion would not result in loss of resident ability to operate ATVs or golf carts and the cattle lease/Ag exemption would remain intact. Entrance gating could be allowed (locked at night only with first responder access). Changing to public roads does not result in any change to current deed restrictions based on POA covenants, eg subdividing.**
 - c. Process: Need straw polling that suggests strong support for the road conversion, 70/30 majority. If that level of support is evident, Commissioner Shell approaches the Commissioners Court to begin the process. Public Notices are published, property owner rosters are checked in conjunction with the County Clerks Office, pricing estimates are finalized (max amount), ballots are sent and collected. That process would play out over next several months. If approved, likely a two year time line to start of the project and a year/season to complete (would start with base repairs and drainage issues in colder months). The drainage issues, such as evident on River Mountain Road after the second cattleguard, that result in ongoing road erosion are items that are likely never to be addressed adequately (cost issue) if we elect to keep/maintain private roads.**
 - d. Main concern: public “thoroughfare” access from adjacent parcels if subdivided/built on/sold, eg Lone Man Creek access point (bridge) near Water Park. Commissioner Shell stated that County can place restrictions on access points, especially if they are/represent secondary (back door) egress points for developments that have alternative/more direct access to main roads. He will provide our Members information from the County’s Legal Counsel on this important point (private/public access) of concern.**

Emergency (gates with first responder authority to open) connections between neighborhoods are common. The County can help facilitate these discussions and restrictions between neighborhoods to ensure safety ingress/egress while preserving neighborhood roads.

- e. Concern was raised concerning property values and assessments in regard to road conversions to County (private to public). Market value has several variables, County assessments are done by autonomous/independent agency, property values in general are going up in Hays County without any clear connection to road conversions, eg WoodCreek North has been doing a staged conversion over several years with no evident effects. Counterpoint was made that if roads remain in rough shape or show evidence of continued deterioration with our current approaches that could property value and resale potential could be negatively impacted.**
- f. Miscellaneous Commissioner Queries: 3237 entrance to RM Road plans were discussed...to include turn lanes, likely 2021 project. RR 150 low water crossing project is in the hands of the State...expect completion at end of July. High Speed internet issue brought up. WoodCreek North has made headway with Spectrum, Mr. Shell to look to make those contacts for us (Jeff Peterson). There are potential grants available to incentivize carriers as well, County is exploring. Can we get all of RM Ranch into Precinct 3, redistricting happens in 2020, will work on it. School Buses only on County Roads (insurance issues), issue raised....that was not the understanding of Commissioner Shell, he suggested further dialog with the School District about bus routes/stopping points. Traffic laws are in effect regardless of whether roads are privately or publicly maintained.**
- g. Kellee Hartman: Options for maintaining interior roads by RMR POA**
 - Basic (pothole approach) Repairs: 65K (current dollars) per 3 year cycle...the least that will need to be done in coming months regardless of decision on County assuming roads; chosen bidder will decide the priorities**
 - Basic Repair and Chip Seal: 400-800K depending on number of interior roads included per 5 year cycle**
 - Basic Repairs and Asphalt: 500K-1 million depending on number of interior roads included per 5-10 year cycle**

The potential of doing a Special Assessment of the membership to handle the road issues was raised. We can do that and it would be roughly 8K every 10 years. Our current dues are ~\$167/Year now and that is not always easily collectible from all property owners. A membership vote is required to pass every individual special assessment and we are talking about ongoing needs forever versus one-time assessment with County conversion plan.

Show of Hands straw poll on County assuming roads: ~75-80% favorable

3. **Treasurer Report (Kirby)**
111K in the bank, \$8300 spent on second cattleguard repair/replace, 35K of the 40K owed for 2019 dues has been collected. Working with Title Companies to ensure Water Park keys are returned at closings (will become deactivation process if move to keycard gate system). Financial Statements will be posted on website.
4. **Parks (Jeff and Kellee)**
Global access with attended potential liability is an issue. Collecting and evaluating bids on a keycard-based gated entry and exit system. Gate will close automatically after entry or exit. Cabana repairs will be roughly 6-10K each, will proceed as funds allow.
5. **ACC (Kellee)**
Four projects approved and under construction.
6. **Communication (Jill)**
Website is our primary source for official communication, check there first. Next Door, e-mail and direct mail are in use as regular communication modalities as well. Message Board will soon be in place at second cattleguard to further augment information sharing. Fireworks are a no always in RMR. Reminder on burn piles...be smart: tend them (they can smolder for days), check the weather (wind forecast) when contemplating burning, burn only during daylight hours, etc. The Board will continue to explore secondary (fire exit) egress for RMR in conjunction with our neighbors and the County. River Mountain Ranchettes hosting a couples night at the Water Park this evening.
7. **New Business:**
October 19: Halloween Hayride...stay tuned for notices to the kids and contact Kellee if you wish to be a candy stop.
December: Plans are being considered for Holiday Caroling event, stay tuned!
Kirby asked for individuals to volunteer to help with the roads balloting process...contact Kellee or Kirby if interested
Fire pit ban at the Water Park still in effect (per signage?)...will check with Estelle and communicate Y/N for now and how to communicate going forward; also the grills need grates and the yard needs mowing at the Water Park...will look into creating a maintenance/mowing plan.
Book Club happening on the second Tuesday of every month...contact?