

# River Mountain Ranch POA Board of Directors' Meeting Agenda

June 14, 2022

6:06 p.m. at the Wimberley Community Center

Attending: Bill Haser, Jeff Peterson, Calvin Morgan, Kellee Hartman, Jill Clarke, Joe Dalton, Roland Brown.

Guests, Ron and Kathleen Tanzman, Chick and Bob Smith, John Deones

## 1. Call to Order 2. Reports

- a. Roads: Joe Dalton talked with Hays Cty. about easements. As of the vote the county is responsible for the easement. So if there is an issue with a tree that you want them to take care of, contact the county, but if you want to trim trees, e.g., the homeowner can do it themselves. Road repairs will start in 2024.  
Potholes will be filled in the interim.
- b. Treasury Report  
See attached. Regan Wiesner has paid his dues in June.
- c. Park Report
  - i. Joe Dalton: Cabanas are finished. Pedestrian Gate Key card pad inside the gate is installed.  
Jeff Peterson will do key cards for 6 weeks while Joe on vacation.
- d. ACC Report Bill H: 2 homes approved, Hartman extension and Tucker 300A Windmill Cove. Whitman home at 750 Water Park.
- d. Communications Jill: Ranchettes are doing a newsletter. Kudos.
- e. Other Items: Difficulty getting easement for emergency exits. Landowners want legal document.

f. 2. Committee Updates

1. Emergency Planning Group - See above

g. CCR/Bylaws

- a. Legal Update. Kellee and Bill: Lawyer has sent us forms and told us what we can and cannot do. Is supposed to send us more info.

h. Motion to approve all reports. Bill moved, Joe seconded. Unanimous.

3. New Business

a. CCR Violations Joe update: the exercise club.

b. Neighborhood Park/Road joint clean-up day? Nothing scheduled.

c. Park Fence at Gate Exterior front columns: Quote from fence guy for wrought iron \$2100. Vote to amend the budget motion by Joe from \$13,000 to \$27,500 and to complete the fencing at the park. Seconded by Jill. Unanimous.

d. Internet Tower Update: to be live on the 21st of June.

e. Lot 75 Update will have to get county approval to do replatting of the area and will have to give notice to the community. And cannot build before getting subdivision approval. (John Deones mentioned hespoke with Colby with the Hays County Planning Department. Colby's number is 512-393-2150. Colby was very helpful in explaining the County's process for subdividing property. Also, he mentioned if we see any buildings going up, give him a call and he will send an Inspector out to review the situation.) Lot 74b Tucker was approved and is building. Lot 74a no plans yet submitted but has house under construction. Lot 71a has a metal shed that

is out of compliance.

f. Pothole Repair on Roads

4. Adjourn 7:17 pm.

3:54 PM  
06/13/22  
Cash Basis

River Mountain Ranch POA  
**Balance Sheet**  
As of May 31, 2022

	<u>May 31, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Checking #4152	100,771.62
Wells Fargo C.D.	<u>10,616.66</u>
<b>Total Checking/Savings</b>	111,388.28
<b>Accounts Receivable</b>	
Assessments Receivable	<u>73.38</u>
<b>Total Accounts Receivable</b>	73.38
<b>Other Current Assets</b>	
Hermosa Paloma Gate Billable	<u>304.12</u>
<b>Total Other Current Assets</b>	<u>304.12</u>
<b>Total Current Assets</b>	111,765.78
<b>Fixed Assets</b>	
Pavilion	9,022.00
Fire Protection Water Tank	<u>11,450.10</u>
<b>Total Fixed Assets</b>	<u>20,472.10</u>
<b>TOTAL ASSETS</b>	<b><u>132,237.88</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Construction Deposits Payable	<u>9,000.00</u>
<b>Total Other Current Liabilities</b>	<u>9,000.00</u>
<b>Total Current Liabilities</b>	<u>9,000.00</u>
<b>Total Liabilities</b>	9,000.00
<b>Equity</b>	
Retained Earnings	89,662.82
Net Income	<u>33,575.06</u>
<b>Total Equity</b>	<u>123,237.88</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>132,237.88</u></b>