

## Minutes (May 14, 2017)

### Call to Order at 6:03pm on May 11, 2017—River Mountain Ranch POA Board meeting

Attendees: All Board Members except Estelle; Bob present via conference line

### Minutes of March meeting were reviewed and approved

#### Treasurer's report - Rick Skiles:

Net income for 2017 of \$4,762.70

Expenses \$3,622.81

\$8,800.50 of outstanding POA assessments remain unpaid as of end of April

\$43,946.37 Checking

\$10,592.27 CD

\$8K in construction deposits (unavailable assets)

\$66,288.74 (total assets)

#### Park Report - Bill Brown:

David Iannelli still plans to take measurements to get a quote on new roofing for cabanas. Estimates \$1,600 in materials to put metal roofs on all of the cabanas.

#### Roads Report - Gregg Germer:

The section of River Mountain Rd. that will be taken public by the County remains the responsibility of River Mountain Ranch until the county brings it up to county standards under the Chp 253 transfer.

Cattle guard is our main short term concern. We have requested feedback from Jerry Borscherding, Hays County Engineer.

- Kirby will discuss options with the County
- Board's current best recommendation is bring in 8 yards of road base and use what we need to fill the cattle guard and use the rest in the Water Park.
- Rick Skiles made the motion to go forward with ordering a truck load of road base to be used for the cattle guard and overage in the Water Park. Bob Murtaugh seconded. All favor 6 ayes.

#### ACC Report - Rick Skiles:

One set of building plans have been approved and there are several horse barns under construction. Two properties are completed and one has requested the reimbursement of the building deposit. Concrete spills associated with one property have been followed up on and addressed.

#### By-Laws - Rick Skiles:

Concern that an effort to change the by-laws will not be successful due to all of the implications of making changes. As by-laws and other related POA documents are incongruent and seemingly unworkable, it may be better to create new by-laws and take those forward for approval of the members. Approach would be to hire an attorney to advise on a way forward relative to our goals and objectives (eg. special assessments/dues) and how to address the two thirds yes vote of the total number of properties in River Mountain Ranch.

The Board has decided to table the effort to change the By-Laws.

Emergency Exit - David Iannelli (?)

**Reduction of Waste Removal Vehicle Traffic:**

Waste Connections (Progressive and ISI), Riata and Texas Disposal Systems were all interested in responding to Gregg's request to provide bids to become the preferred provider to RMR. Rick also indicated that since we have private roads, we could issue a denial of service to any provider that does not provide the lowest bid. All three are going to provide a quote. Texas Disposal is the only company that said their quote would be based upon exclusivity.

- Price will no doubt be lower through collective bargaining
- Trash cans would only be out on way day a week
- We may have more leverage on Riata as a local waste management company

**Construction Deposit vs. a nonrefundable Construction Fee:**

The board believes we have the authority to make this change. Discussion on whether to institute such a change occurred with no action resulting at this time

**Fire Water Tank:**

The fire water tank is completely full. This was an open question from our last meeting where we discussed the fire on one of the properties early this year.

**June 17th Summer Meeting Agenda:**

- Directional for sale signs should be mentioned.
- Request that people do not leave their trash cans out on the road.
- Firewise
- Roads

Adjourn 7:03 PM