

RMR Minutes 9.23.21 Attending: Roland Brown, Jefferis Peterson, Jill Clark, Bill Haser, Joe Dalton, Kellee & Ryan Hartman. Guests David Hyde and Ian Levin.

Call to order: 6:03

Reports:

Roads by Joe: nothing major. Hays County to come out at next general meeting to give update and ETA. No time frame on 3237 fix.

Treasurer's report: See under documents for financials online.

Park by Ryan: security camera contracted person is out of contact or out of business. Ryan will get more bids. Amended park rules and regulations to clarify access to owners and not guests. Reads as follows. Pads are 13x13 and 15x24, size of cabanas are: 14x23 and 2 12x12 and need to replace the cabanas. Ryan will get reflective sign from the county for waterpark address. Emendation: *"Authorized persons". 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(s) to the Park and remains there with the guests) 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.*

ACC by Bill Haser :2 property reviews were made and approved. 3 RVs parked in neighborhood in the wrong location and then one is being lived in. Board is weighing legal options. Move to allow Kellee to contact the law firm for up to 4 hours consultation on enforcement and remedies for the CCR by Roland Brown, second by Bill Haser, passed unanimously. Bill will contact the remaining home owners.

Reviews Requested

- 830 Lone Man Overlook – Workshop with safe room
- 1134 River Mt. Rd - Pool

Construction Complete and Deposit returned

- 1207 Winding Trail - Barn

CC&R Revisions

Needs further input

- Change to minimum Square Footage
- Definition to allow uses of reclaimed materials and metal for decorative effects

Updates proposed for

- Definition of masonry and raise % to 60% for new construction

- Provide definition for what will be allowable for fencing
- Update clause on storage of wheeled objects

#### New Provisions for

- Limiting secondary residences
- Short term rentals
- Solar panels, Wind generators, and Cell phone towers
- Enforcement

#### Proposed Lawyers

- David Junkin - \$300/ hr
- Gregory Cagle - \$240 – \$475 / hr
- Sipra Boyd, Roberts, Makrel, et al - \$250 - \$375 / hr

Expect drafting of new revisions and overall language updates to require less than a full day.  
\$2400 max probably closer to \$1200.

Communications: no report.

Committee Updates

Emergency planning: a new meeting convenes in 30 days.

CCR/ByLaws. Options and survey on another two items. Need to definition of masonry.

Definition of what is acceptable fencing. Update needed on storage of wheeled vehicles.

New provisions: limiting secondary residences to 2 buildings. Provisions suggested for short term rentals, wind generators, solar panels, cell phone towers, enforcement provisions for fines. Proposed law firms are approximately \$300/ hours. Motion to approve up to \$3000 for CCR consult and drafting to law firm. Seconded by Joe. Approved unanimously.

Roland motion to approval all reports, Jill seconded. Approved.

New Business:

Invisalink Wireless: Installation and Tower for RMR. David Hyde gave presentation that a tower on Jill Clark's property would reach all but about 25 homes in RMR. No data limits.

Jill as a curtesy to the POA brought the report to the board as it does not require approval by the ACC.

Trick or Treat being organized by Patricia Skiles.

Nomination committee: I guess I am in charge (Jeff) Bill and Joe will be on the

nomination. Deadline is 31 days prior to annual meeting Dec. 3rd.  
Adjourned 7:32