

Board of Directors' Meeting

Agenda

September 20, 2022

6:00 p.m.

WCC

Attending: Calvin Morgan, Jill Clark, Bill Haser, Joe Dalton, Kellee via remote,

Residents: Bobby Knell, Leigh Peterson,

1. Call to Order 6:03 pm.

2. Reports

- Roads

Calvin: 7 miles of Roads need patching until the County takes over the road.

Pothole Repair Bid (Joe Dalton) \$22,000 for repairs. Price per square foot is nearly the same as last year, Westhill,

Motion to increase Road Budget to \$25,000 by Joe, Bill seconded. All in favor. Carried.

- Treasury Report (see below)

- Park Report Joe, Our water tank for fire department was cleaned out and filled.

- ACC Report Bill, 2 refunds of deposits. Approved a Pool and Pavilion.

Request for variance, at 1010 Windmill Run, for a casita, will not be visible. Motion that we give a response within 2 weeks or variance will be granted.

Legislation by the state, POA/HOA board members cannot be on the ACC committee, but has authority to approve or disapprove of the recommendations of of the ACC.

- Communications Jill, Ag Exemptions Notice.

- Other Items

- i. Committee Updates

Emergency Preparedness Jill: since the fire a lot of people have volunteered: goal to come up with a plan, including Chris Robins (asst fire chief) . 3 emergency exits in discussion. Near term Bluff view to Winding Trail emergency escape connection has been created. Lot 75 has access being developed with Los Lomas. Education: Pat Krov is working on Firewise for RMR. Jill and Tim Brown are working livestock evacuation plan. A plan for behavior by residents during fire. Getting a list of homeowners who have fire attachments on water tanks.

CCR/Bylaws Bill: meeting with Clint, our lawyer, given drafts. He is working on updated drafted covering our main concerns and enforcement possibilities.

CC&R Violations

Motion and seconded to approve the reports: motion carried

3. New Business

a. Trimming at ROW Intersections Sight lines are going to be trimmed, and residents who have property adjacent to the right of way will be notified. Motion by Roland to allow up to \$2,500 for trimming. Joe seconded

b. Additional Water Tank & Rainwater Collection for Fire Safety

c. Appreciation to First Responders for Fire: The Fire Dept needs around \$15,000 to be fully equipped.

d. Halloween Trick or Treat to be organized

e. New Board Members - retiring Jeff, Roland, Jill. Nominating Committee (Kellee, Joe,

and Bill will be on it) Jeb Carter is willing, Ballots out by Dec 1.
4. Adjourn moved and unanimous approval at 7:18 pm.

3:24 PM

09/13/22

Accrual Basis

River Mountain Ranch POA

Balance Sheet

As of August 31, 2022

	<u>Aug 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking #4152	84,295.15
Wells Fargo C.D.	10,617.54
Total Checking/Savings	<u>94,912.69</u>
Accounts Receivable	
Assessments Receivable	1,665.31
Total Accounts Receivable	<u>1,665.31</u>
Other Current Assets	
Hermosa Paloma Gate Billable	426.99
Total Other Current Assets	<u>426.99</u>
Total Current Assets	<u>97,004.99</u>
Fixed Assets	
Pavilion	23,244.50
Fire Protection Water Tank	11,450.10
Total Fixed Assets	<u>34,694.60</u>
TOTAL ASSETS	<u>131,699.59</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposits Payable	10,000.00
Total Other Current Liabilities	<u>10,000.00</u>
Total Current Liabilities	<u>10,000.00</u>
Total Liabilities	10,000.00
Equity	
Retained Earnings	90,010.58
Net Income	31,689.01
Total Equity	<u>121,699.59</u>
TOTAL LIABILITIES & EQUITY	<u>131,699.59</u>