

River Mountain Ranch POA - Quarterly Board Meeting - September 19, 2023

1. Call to order 6pm
2. Standing Committees
 - a. Roads –
 - a. nothing new to report
 - b. expectation is county begins TO in 2024
 - b. Treasury
 - a. 6 outstanding assessments owed
 - b. Certified letters to follow and key cards tured off
 - c. Balance sheet is good – overbudget due to additional road expenses
 - d. Motion to notify of past due – lack of response = lien second year -
 - c. Park Report –
 - a. Linda message – looks good water low nothing needed
 - d. ACC Report –
 - a. One water tank approved
 - b. 1 House under review – masonry accounting needed
 - c. security deposit for pool rec'd
 - d. Non-compliant utilities – PBV
 - e. Pool deposit returned.
 - e. Other items
 - a. Committee updates
 - i. Emergency preparedness –
 1. Google notices group list for Escondido, RMR, Los Lomas and Rancho Grande
 2. Discussions on access underway regarding possible easement
 3. Umphries will open gates during fire event
 4. When emergency access is defined – will need signage
 - ii. CCR / bylaws
 1. Draft of bylaws from May with markup to the board presented
 2. Target release to homeowners Jan 2024
 3. 2 years in arrears, certified letter and warning of lien, then if no response, we put on a lien - Motion to approve – seconded – voted to approve draft passed -
 - iii. CC&R Violation
 1. na
3. New Business
 - a. Wall repair – new adjuster being assigned
 - b. PEC – making improvements
 - c. Nominees to be in charge of new committee offices voting and recrite Jeb Carter
 - i. Candidates to be vetted by Secretary – Jeb Carter
 - ii. Nominations are open to all
 - iii. Nominations by nov / dec
 - iv. Post on board atr entrace after Halloween

v. 4 general slots 2 yr term bios needed

4. 7:07 Adjourned