

**RIVER MOUNTAIN RANCH
PROPERTY OWNERS ASSOCIATION**

Subject: Minutes for August 2007

Final: 30 August 2007

Attendance: Horace Wilson, Steve Nichols, Jim Wheat, John Tanzillo, and Terry Galassini were present. Mack Peterson and Chris Oddo were absent. Three visitors were present: David Junkin, Wayne McQuaid and his wife Tonya.

General: The meeting was called to order at 7 PM. The Board approved the minutes from the previous meeting.

President's Activity Report: Horace reviewed the objections posed by Mack Peterson to the cattle leasing with the Texas Water Brand Cattle Company, LLC. He also described the research performed by previous members of the Board concerning the lease that had been formerly with Mayo, the original developer of RMR. Wayne McQuaid provided the Bill of Sale (for the lease that he received from Mayo) to the board members for review. A discussion ensued. At the conclusion of the discussion, David Junkin, RMR legal advisor, stated that the only thing that needed to be done would be for the RMR POA Board to approve the following lease language:

"Pursuant to paragraph 14, Section A. Land Use, of the Declaration of Easement, Covenants, Conditions and Restrictions recorded in Volume 1187, page 451, et seq. of the Real Property Record of Hays County, Texas ("Restrictions"), the River Mountain Ranch Property Owners Association – Wimberley has ratified and affirmed its cattle lease with Texas Water Brand Cattle Company, LLC subject to the terms and conditions of such lease and the Restrictions."

A motion was then made by Terry Galassini to approve the lease language. The motion was seconded by Steve Nichols and was passed unanimously by all Board members present.

Horace then thanked the visitors for attending the meeting and they departed.

Treasurer's Report: Steve discussed the status of association funds:

Current Bank Balances as of:	8/30/2007
Checking account balance:	\$ 20,688.39
Saving Account:	\$ 2,835.22
Certificate of Deposit (2/15/2008)	<u>\$ 10,200.04</u>
Total balance:	\$ 36,747.23

Roads Report: Horace discussed the fact that the work (patching potholes and some resurfacing) proposed by Mack had been stopped by Mack before leaving on a trip due to objections posed by John and Horace despite the fact that Mack had received enough votes to proceed. Further investigation had found that Randy Myers (when making an inquiry with Mack about road repair work) had been told by Mack that there wasn't any work going to be done for the next couple of months. Horace and Steve committed to preparing a simple statement of work and to obtain bids from both Akers Paving and Randy Myers after which one of them would be chosen to do the work as quickly as possible. Steve made a motion to authorize not more than \$6,000 for road repair. The motion was seconded by Jim and passed unanimously.

Communications Report: Terry indicated that he was continuing to work on the directory.

Park Report: Horace stated that Chris had lined up a chipper shredder to eliminate the piles of debris in the park. Jim made a motion that not more than \$200 be approved for this task. The motion was seconded by Terry and passed unanimously.

Architectural Control Committee Report: Jim Wheat stated that one plan had been approved for 1001 Winding Trail (W. Gregg).

New Business/Other Business:

Horace solicited members to work on the installation of fire tanks in RMR. John and Steve were tasked to co-chair this task.

Horace solicited members to work on the nominating committee for the upcoming election of three (3) new Board members. Terry and John were tasked to co-chair this task.

Adjourn: The meeting adjourned at 8:37PM.

Next Scheduled Board Meeting: 7PM on 18 September at the Community Center.


John Tanzillo
Secretary

Attachments:

1. Budget Report - August 2007