

Minutes for RMR POA 9/8/2020 Called to order 6:03 pm

Attending:

Jefferis Peterson, Bill Haser, Jill Clark <jefferis@petersonsales.net>, Ryan Hartman, Kellee Hartman, Bob Murtaugh, and Joe Dalton by phone.

Bob Murtaugh presented the financial report (attached). Only 4 families are in arrears on dues.

Joe Dalton gave the road report. Our POA voted to transfer the roads over to the county. It appears that the county schedule may be delayed a bit due to COVID. Joe suggests that we request Lon Schell attend a general meeting and tell us about the schedule and clarify the lien process. Bill Haser asked that we get a note from the county of when they expect to notify us of the future liens. Bob Murtaugh asked if we could include that they address the fire escape road. Joe will work on these two issues.

Ryan Hartman: Parks. Contract with Wimberley Towing is established but never set up signs. We are waiting for a response. Clean up went well and replacing pergolas is put off till next year.

We need a second quote for a gate camera, and Ryan will work to get one. We set up a Knox Box was installed for Emergency services. Fire Dept has access to it for all emergencies.

There is a question of who owns 100 Waterpark Rd. There is some confusion as to who was on the resale certificate. Jill will find out.

Bill Haser: ACC Report. 2 approved outbuildings.

Jill Clark: Communications. 11 emails are missing for property owners, but we have all other emails. Will organize a trash day to clean up roads.

General Meeting postponed due to COVID. Will try to do a ZOOM meeting.

There is an interest by many people in the POA to amend the Covenants to be able to exclude apartment complexes/multifamily condos. Kellee will try to get help from former ACC members to be willing to outline new amendment.

Motion to approve reports: Jeff, seconded by Jill, Approved.

New Business:

Kellee will set up a nominating committee for new officers for next year.

Nuisance issues: 201 Windmill Cove and leaving trash but nothing could be seen from the road. Domestic disturbance is not our responsibility, but we will stay aware. Tipton property has been

notified of the noise and trash issues as a B&B. Kellee will follow up with the property management issue, especially about the trash.

Used car lot on Windmill Run and River Mt Ranch 1300 Vera Jones. An email to ask the owner to remove the cars.

Donna Pisani asked why we don't have one trash service. Question will be sent out to members.

Motion to approve renewal of web hosting by Jill and seconded by Kellee.

Celia Clowe reported to Jeff that there was a suspicious white truck in a neighbors' driveway whose owners were away. There is an interest restarting a neighborhood watch. If you see something say something. Reports need to be to the county sheriff's office.

Hay ride will be skipped this year due to COVID.

Moved to adjourn Bob, seconded by Bill. Approved. 7:07

7:58 PM
09/06/20
Cash Basis

River Mountain Ranch POA
Profit & Loss Budget Performance
August 2020

	Aug 20	Budget	Jan - Aug 20	YTD Budget	Annual Budget
Income					
Membership Income	172.46	0.00	41,622.10	41,400.00	41,400.00
Transfer Fees	100.00	100.00	1,000.00	800.00	1,200.00
C.D. Interest Income	0.00	0.42	4.43	3.32	5.00
Keys Income	0.00	0.00	1,840.00	0.00	0.00
Total Income	272.46	100.42	44,466.53	42,203.32	42,605.00
Gross Profit	272.46	100.42	44,466.53	42,203.32	42,605.00
Expense					
Insurance					
General Liability	0.00	0.00	3,887.00	4,000.00	4,000.00
Total Insurance	0.00	0.00	3,887.00	4,000.00	4,000.00
Legal-Prof Fees	0.00	0.00	150.00	150.00	150.00
Office Expenses					
Bookkeeping & Secretarial E...	0.00	0.00	0.00	2,100.00	2,100.00
Total Office Expenses	0.00	0.00	0.00	2,100.00	2,100.00
Other Expenses					
Bank Fees	0.00	0.00	64.50	75.00	75.00
Meeting Expense	0.00	200.00	285.00	400.00	400.00
Liens/Release Filing Fees	0.00	0.00	0.00	50.00	50.00
Miscellaneous Expense	0.00	0.00	0.00	100.00	100.00
Total Other Expenses	0.00	200.00	349.50	625.00	625.00
Roads Expenses/Front Entrance	0.00	0.00	49,749.54	50,000.00	50,000.00
Office of Communications					
Mailout & Office Expenses	0.00	0.00	375.50	700.00	700.00
Software/Website	0.00	0.00	14.88	125.00	125.00
Total Office of Communications	0.00	0.00	390.38	825.00	825.00
Fire Protection/Water Storage	0.00	0.00	480.00	450.00	450.00
Property Taxes	0.00	0.00	419.33	0.00	575.00
PEC #30656 Front Entrance	33.39	0.00	341.83	550.00	550.00
Water Park Expenses					
PEC #120419 Water Park Gate	0.00		127.68		
Park Expenses	0.00	1,666.67	15,831.15	13,333.32	20,000.00
Total Water Park Expenses	0.00	1,666.67	15,958.83	13,333.32	20,000.00
Total Expense	33.39	1,866.67	71,726.41	72,033.32	79,275.00
Net Income	239.07	-1,766.25	-27,259.88	-29,830.00	-36,670.00

7:05 PM
 09/06/20
 Accrual Basis

River Mountain Ranch POA
 Operating Account Register
 As of August 31, 2020

Type	Date	Num	Name	Memo	Split	Amount	Balance
Checking #4152							43,821.89
Deposit	05/02/2020			Deposit	-SPLIT-	962.30	44,784.19
Check	05/05/2020	debit	PEC #3000030656		PEC #30656 Front Entra...	-45.60	44,738.59
Check	05/05/2020	debit	PEC #3001223251		Hermosa Paloma Gate ...	-40.39	44,698.20
Check	05/05/2020	2306	United States Liability Insura...	NPP1595338-Liability + D/O Insurance	General Liability	-3,887.00	40,811.20
Check	05/05/2020	2307	Wimberley Community Center	June 3 & June 13 space rental	Meeting Expense	-135.00	40,676.20
Check	05/06/2020	2308	Joe Dalton	Reimb laptop to program cards and Riverpark gate	Park Expenses	-419.02	40,257.18
Check	05/07/2020	2309	Happy Trails Metalcraft	Keycards, program, and reader for Riverpark gate	Park Expenses	-4,925.00	35,332.18
Deposit	05/08/2020			Deposit	-SPLIT-	1,370.40	36,702.58
Deposit	05/18/2020			Deposit	-SPLIT-	2,294.92	38,997.50
Check	05/19/2020	2310	Joe Dalton	Reimb keycards for Waterpark Gate	Park Expenses	-460.00	38,537.50
Check	05/19/2020	2311	Texas Bulk Water	Fill RMR Fire Tank	Fire Protection/Water S.L.	-480.00	38,057.50
Check	05/19/2020	2312	Leineweber Plumbing	Portapotty monthly maintenance and rental	Park Expenses	-101.21	37,956.29
Deposit	05/26/2020			Deposit	-SPLIT-	1,379.68	39,335.97
Deposit	05/26/2020			Deposit	-SPLIT-	140.00	39,475.97
Check	06/05/2020	debit	PEC #3000030656		PEC #30656 Front Entra...	-45.60	39,430.37
Check	06/05/2020	debit	PEC #3001223251		Hermosa Paloma Gate ...	-40.48	39,389.89
Check	06/14/2020	2313	PEC #3001301480 Water Park	Water Park Gate Electric	-SPLIT-	-85.80	39,304.09
Deposit	06/18/2020			Deposit	-SPLIT-	1,557.38	40,861.47
Check	06/18/2020	2314	Leineweber Plumbing	Portapotty monthly maintenance and rental 45556	Park Expenses	-101.21	40,760.26
Check	07/03/2020	debit	PEC #3000030656		PEC #30656 Front Entra...	-45.38	40,714.88
Check	07/05/2020	debit	PEC #3001223251		Hermosa Paloma Gate ...	-40.48	40,674.40
Check	07/12/2020	2315	Ryan Hartman	Tool Rental - waterpark	Park Expenses	-93.10	40,581.30
Check	07/14/2020	2316	Ryan Hartman	Tool Rental - waterpark	Park Expenses	-89.31	40,491.99
Check	07/18/2020	2317	Ryan Hartman	Mailings & Lockbox	Mailout & Office Expenses	-315.50	40,176.49
Check	07/21/2020	2319	Leineweber Plumbing	Portapotty monthly maintenance and rental 46402	Park Expenses	-101.21	40,075.28
Check	07/21/2020	2318	Happy Trails Metalcraft	Invoice 3581 Hermosa Paloma gate repair	Hermosa Paloma Gate ...	-95.00	39,980.28
Deposit	07/22/2020			Deposit	-SPLIT-	160.00	40,140.28
Deposit	07/27/2020			Bob Murtaugh 1207 Winding Trail barn - construct...	Construction Deposits P...	1,000.00	41,140.28
Check	07/29/2020	debit	PEC #3001301480 Water Park	Water Park Gate Electric	PEC #120419 Water Pa...	-41.88	41,098.40
Deposit	07/31/2020			Deposit	-SPLIT-	1,134.76	42,233.16
Check	08/05/2020	debit	PEC #3000030656		PEC #30656 Front Entra...	-33.39	42,199.77
Check	08/05/2020	debit	PEC #3001223251		Hermosa Paloma Gate ...	-40.48	42,159.29
Deposit	08/31/2020			Deposit	-SPLIT-	272.46	42,431.75
Total Checking #4152						-1,390.14	42,431.75
TOTAL						-1,390.14	42,431.75

7:10 PM
09/06/20
Cash Basis

River Mountain Ranch POA
Balance Sheet
As of August 31, 2020

	<u>Aug 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking #4152	42,431.75
Wells Fargo C.D.	<u>10,604.66</u>
Total Checking/Savings	53,036.41
Other Current Assets	
Hermosa Paloma Gate Billable	<u>1,451.04</u>
Total Other Current Assets	<u>1,451.04</u>
Total Current Assets	54,487.45
Fixed Assets	
Fire Protection Water Tank	<u>11,750.10</u>
Total Fixed Assets	<u>11,750.10</u>
TOTAL ASSETS	<u><u>66,237.55</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposits Payable	<u>5,000.00</u>
Total Other Current Liabilities	<u>5,000.00</u>
Total Current Liabilities	<u>5,000.00</u>
Total Liabilities	5,000.00
Equity	
Retained Earnings	88,497.43
Net Income	<u>-27,259.88</u>
Total Equity	<u>61,237.55</u>
TOTAL LIABILITIES & EQUITY	<u><u>66,237.55</u></u>