



RIVER RIDGE RANCH PROPERTY OWNERS' ASSOCIATION
Board of Directors Meeting Minutes

July 30, 2019

1. The River Ridge Ranch Property Owners' Association Board of Directors (BOD) meeting for the month of July began at 7:03 PM, July 30 at the home of Brian Trahan. The meeting was documented as follows. The meeting was called to order at 7:03 PM.

Board Members present:

Director and President	Jim Bondi
Director and VP, Administration	Lorri Jenkins
Director and Secretary	Dionne Cook
Director and Treasurer	Brian Trahan
Director and VP, Operations	Cliff Friesen
Also present (*non-board members):	
*Welcome Committee	Tracy Winfield
*Residents	Susanne Fratzke
	Hans Fratzke
	Kevin Hansen

2. Opening Remarks: (Jim Bondi)
 - a. Jim welcomed the board members and opened the meeting by recognizing Tracy Winfield (and Shellie Hansen – not present) for the Welcome Committee. Also, recognized in attending the meeting were Susanne and Hans Fratzke, and Kevin Hansen. Key topics included:
 - 1) Tracy Winfield briefed that the Welcome Committee provided two (2) personal visits, one (1) email, and two (2) welcome letters for a total of five (5) families over the past 90 days. The Welcome Committee's Person-to-Person visits occurred within 30 days of arrival along with a gifted plant to the newly arrived families.
 - 2) Susanne Fratzke, Hans Fratzke, and Kevin Hansen were in attendance to address the recent lake-tax issue on the Association. Both the Fratzke's and Hansen's are lake property owners. Specific concerns included that the Association tax issue had been brought to the Board of Director's attention and concern over the specific details of the settlement agreement were not publicly known to the property owners.
 - The River Ridge Ranch (RRR) Association Attorney (The Weichert Law Firm) is in receipt of the tax liability letter in the amount of \$10,436.13 (less late fees and penalties) and responded to McCreary, Veselka, Bragg & Allen, P.C. Attorneys at Law denying that the Settlement Agreement deed conveyed the referenced lake properties to the RRR Association.
 - The Association Attorney submitted the appropriate response letter on July 26, 2019 prior to the August 1st, 2019 due date.

- The Association Residents also requested a copy of the Settlement Agreement which in-turn was provided separately and outside the meeting agenda.
 - Currently, the Association is waiting on a response to the Association letter from McCreary, Veselka, Bragg & Allen, P.C. Attorneys at Law.
- 3) River Ridge Ranch Safety Committee – Highlights included:
- The Southwest Bell Volunteer Fire Department will be providing FireWise Training to the River Ridge Ranch Association on Thursday, August 1st, 2019 at 7:00pm. Details of the training were also announced in the July Newsletter. Captain Steven Cornelius and Chief Joe Bailey, Southwest Bell Volunteer Fire Department, will be presenting the FireWise training. The focus of the training will be on reducing the risk that homes and property will become fuel for a wildfire.
 - The Draft River Ridge Ranch Safety document outlines the Emergency Response in the event of a Natural Disaster, Imminent Danger, Evacuation Plan, Reverse Evacuation Plan, Accountability, National Fire Protection Agency (NFPA) Firewise USA Program procedures, and Fire Fighters Accessibility.
 - Reminder the Private gate code information needs to be provided to the Southwest Bell Volunteer Fire Department to include private residential gate codes. Gate codes are maintained by the First Responders and used only in the event of an emergency. Without the gate codes, there is no guarantee that first responders can respond in a timely manner to an emergency situation. Action for all RRR residents is to update the Southwest Bell Volunteer Fire Department’s gate code database as changes occur.
- 4) CenturyLink Upgrades – Jim Bondi discussed his recent phone conversations with Raymond Perez, CenturyLink Manager, and the pending installation of a CenturyLink repeater site located on Crestwood Drive in the next 60 days, by October 1, 2019.
- 5) The renaming of Overlook Park in memory of Chief Warrant Officer Four R. Matthew Salter. The coordination meeting for the renaming is scheduled for Saturday, August 3rd, 9:00am, Overlook Park. Specific ceremony date will be going out to the Association soon on NextDoor and River Ridge Ranch website. Cost of the signage is within the budget (less than the budget of \$1,000).
- 6) Well Educated Workshop for Private Water Well Owners is scheduled for August 8th, 1:00pm to 5:00pm, at the Lampasas County Farm Bureau Building, 1793 North Highway 281 in Lampasas.
- 7) Consideration of limiting burn days by River Ridge Ranch residents. This topic was addressed and after careful consideration it was decided by the board not to impose one (1) designated burn day each month due to the following:
- Designating one (1) day per month as a “burn day” logistically would be difficult to manage and coordinate with the County’s burn ban days and confusing for residents to follow.
 - Designating a specific burn day each month could create a significant amount of smoke and potentially make it hazardous to the health of the River Ridge Ranch residents.
- b. Approved June 25, 2019 Board of Director Minutes.

3. Old Business:

- a. Overlook Park Renaming – Finalized the signage and design of the memorial park in memory of Chief Warrant Officer Four R. Matthew Salter. Doug Aldrich provided a draft of the design opportunities. Janet Salter has made her sign selection decision. Details to be worked on Saturday, August 3rd, 2019 at the Overlook Park.
- b. Covenant Issues – The Board of Directors is continuing to work closely with the selected property owners to adhere to the Covenant standards. Specific discussion focused on the fencing requirement for homeowners who are responsible to install the fence no later than 12 months after moving in. The board stated the POA could pay to have a fence installed with the homeowner than being billed for the cost of the fence.
- c. River Ridge Ranch Website – Lorri Jenkins will be leading the effort to set up the coordination planning meeting for improving the River Ridge Ranch website. Intent is to provide more security within the website (www.riverridgeranch.org).

4. New Business:

- a. Architectural Control Committee (ACC) Forms – To be updated and uploaded on the River Ridge Ranch Website and to be made readily available to our members. Continuing to work this initiative.
- b. New Partnership with Southwest Bell Volunteer Fire Department – the 1st Partnership meeting involving the River Ridge Ranch Association will be Thursday, August 1st, 2019, 7:00pm, Southwest Bell Volunteer Fire Department, subject: FireWise training.

5. Reports:

- a. VP, Operations: (Cliff Friesen)
 - 1) Status of Easement / Covenant issues / trails were discussed to ensure all areas of concern were in compliance with the RRR Covenants. Continuing to work this issue.
 - 2) Status Road Plan for 2019 and beyond (associated with goals and 7year resurfacing) still being worked. Not discussed in detailed.
- b. VP, Administration: (Lorri Jenkins)
 - 1) Directory and RRR Member Listing – published and distributed to the residents.
 - 2) Welcome Committee –great presentation by the team leaders.
 - 3) Records Management (back up and retention of records IAW declarations).
- c. Treasurer (Brian Trahan)
 - 1) Monthly Financial Report – First five months (Jan – May) of 2019.

Balance Sheet Assets:

Total Administration: \$10,205 / Spent \$6,534 / 64% Spent
Total Operating: \$18,985 / Spent \$8,392 / 44% Spent
Total Operations: \$8,780 / Spent \$1,857 / 21% Spent
Total Reserve: \$13,000 / Spent \$7,735 / 60% Spent
Total Assets: \$132,545.53

2) 2019 Budget Execution (Jan – June) – See below Budget

2019 Budget Execution (Income Statement): (Jan - Jun)							
Operating Budget: Administration				Operating Budget: Operations			
	Annual Budget	Spent	%		Annual Budget	Spent	%
Management	\$4,800	\$2,400.00	50%	Electric (Gate)	\$750	\$297.13	40%
Admin Reimbursements	\$780	\$605.41	78%	Telephone (Gate)	\$750	\$341.94	46%
Insurance (August)	\$1,800	\$1,767.35	98%	Gate & Entry Lights	\$500	\$0.00	0%
Legal Fees	\$1,000	\$0.00	0%	Landscaping & Front Gate	\$500	\$0.00	0%
2018 Property Taxes	\$950	\$994.53	105%	Mowing's @ 500X5	\$2,500	\$1,120.00	45%
Income Tax	\$100	\$0.00	0%	Road Repair/Patch	\$2,500	\$0.00	0%
Meeting Printing	\$150	\$175.63	117%	Porta-John (Park)	\$800	\$0.00	0%
Meeting Venue	\$425	\$591.30	139%	Volunteer Days @ 50x2	\$100	\$0.00	0%
Welcome Committee	\$200	\$0.00	0%	Parks & Trails	\$300	\$0.00	0%
				DookKing IM Service	\$80	\$98.75	123%
Total Administration	\$10,205	\$6,534.22	64%	Total Operations	\$8,780	\$1,857.82	21%

Capital Reserve Budget	Budget	Spent	%
UHF Reader	\$2,000	\$0.00	0%
Memorial at Park	\$1,000	\$0.00	0%
Emergency Road Repair	\$10,000	\$7,735.00	77%
Total Reserve	\$13,000	\$7,735.00	60%

Operating Budget	Budget	Spent	%
Total Operating	\$18,985	\$8,392.04	44%
Balance		\$10,592.96	

Capital Reserve Budget	Budget	Spent	%
Total Reserve	\$13,000	\$7,735.00	60%
Balance		\$5,265.00	

7/27/2019

- 2018 Property Taxes are due between October 2019 – January 2020.
- Legal fees are expected to increase due to the Property Tax Liability issue.

d. Calendar Review / Updates

2019 Board Meetings

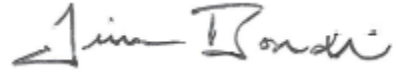
- 30 July - Brian Trahan
- 27 August - Cliff Friesen
- 24 September - Dionne Cook
- 29 October - Jim Bondi
- 26 November - Lorri Jenkins

6. Next meeting: Tuesday, August 27, 2019 at Cliff Friesen's home.

7. The meeting was adjourned at 8:56 pm.

Secretary Dionne Cook

Minutes Approved

A handwritten signature in black ink that reads "Jim Bondi". The signature is written in a cursive style with a prominent initial "J" and a distinct "B".

JIM BONDI
PRESIDENT RRR POA