

**River Crossing Improvement Association
Annual Meeting
March 1, 2014, 9:30a.m.
Hyatt Lost Pines Resort**

Meeting called to order by President Catherine Roberts at 9:30a.m.

- Welcome to all members in attendance. Monthly board meetings are held the second Thursday of each month, 5:30p.m., at the Hyatt Lost Pines. Meeting notices are posted on the front sign board. All meeting minutes are posted to the website, WWW.rivercrossing.org.
- Introduced Paul Meisler, who serves as our representative from Pioneer Real Estate Services.
- Introduced Steve Dewire, Hyatt Lost Pines General Manager, and also a resident of River Crossing.
- Introduced current board members – Karen Halladay, Lynn Meyer, Sandy Reed and Karen Lampier (unable to attend).
- We have 164 lots and 156 owners. Thirteen lots are currently not built. Two are currently under construction.
- A quorum is needed for meeting votes, which is 55 residents. We have 73 residents in attendance so have quorum and majority.
- Minutes from the 2013 annual meeting were reviewed and a move and second was given to approve these minutes. They will be posted to the website.

RCIA Board Report – Catherine Roberts

- Dues assessment for 2014 was sent out. There was an increase from \$350 to \$370, a 5.7% increase. There had not been an increase in dues amount in 2 years.
- Projects completed in 2013 were discussed.
 - 1) Dead trees at entrance and throughout park were removed.
 - 2) Josh Gill, landscaper/mower, refreshing front beds quarterly.
 - 3) Limestone rocks around front entrance to the sign board were crumbling and were replaced.
 - 4) Park entrance blocked so cars/trucks cannot enter. Entrance is wide enough for horses and carts.
 - 5) Steps at the entrance to the pier at the end of the trail have been redone for better access to dock.
- Projects for 2014 were discussed.
 - 1) Continue work on the dock/pier area for better access for all residents.
 - 2) Sign board at front entrance needs replaced.
 - 3) Stump removal at front entrance.

Committee Reports

- ACC – all submissions by homeowners for improvements are being tracked electronically thru Pioneer Real Estate Services. All update to each submission is being copied to the board members.
- Events – Need a new committee chair for the Events committee. See Dinah Van Peski if interested.
- Research – Darlene Pendell gave a great update on CTA, Double Eagle Ranch and the ground water issue. This report is attached to these minutes.

- Maintenance – Front beds being refreshed quarterly and monitored for weed control. Sprinkler system also being monitored.

Financial Report – Pioneer Real Estate Services

- River Crossing had a fiscal year from July 1 thru June 30.
- Paul reviewed the balance sheet. We have 3 lots that are past due on annual dues for 2013
- Reviewed the income statement.
- The average property sales in our neighborhood is at \$110 a square foot. Homes in River Crossing are poised for a significant appreciation. Average acre sales in this area is \$25,000 per acre.

Board Member Election

- Karen Halladay has served for 2 years but is up for re-election. Lynn Meyer has been on the board for 2 years and has decided not to go up for re-election.
- Bill O’Hara has been in River Crossing for 14 months at 376 Colorado Drive. He is a professional land surveyor.
- There are no floor nominations. It was moved and seconded that the ballot be closed. There was a motion to elect by acclimation.
- This years’ board members are – Catherine Roberts, Karen Lampier, Karen Halladay, Bill O’Hara and Sandy Reed. Each member serves a 2 year term.
- Next board meeting is April 10 at Hyatt Lost Pines.

Community Forum

- Atex Disposal System is now doing recycling. If you are interested, contact Catherine Roberts. She has sent out an email to all residents with information. It will be picked up bi-weekly and will be \$5 per month.
- There will be an email coming out about solar panel installation, if interested.
- Darlene Pendell talked about GUARD – a group making sure that development on the river is responsible. There is a board member slot open if interested. Her # is 512-308-9799.
- Lady Bird Wildflower center is in need of volunteers to plant Lob Lolly pine seedlings. They are planting in March on Saturdays and Sundays. Contact Darlene if interested in helping to plant.
- Appreciated were voiced for Darlene for doing all this wonderful research work – Thanks!!
- A resident asked if anyone knew anything about the blue trailer on the left as you come into the neighborhood. The back yard looks like a storage area. The lot had been sold. Maybe put in a tree line up against our fence. This will be discussed by the board as it will also need irrigation.
- Shelley Cartier asked if anyone was interested in working towards incorporating Cedar Creek as a city. Cedar Creek is growing quickly and needs to have city managers and a council. Also, Shelly discussed the Bastrop Co ban on fracking.
- Much discussion about the front entrance and what could make it more pleasing to the eye. Suggestions were native grasses that last all year. Also, trees in the middle section when you enter need attention. Steve Dewire said he could get his landscapers to come over and evaluate.
- Steve Dewire said the Hyatt will be 8 years old on June 1. They have had 2.5 million guests with 55% due to conventions and 45% for leisure.
- There is a tree down on the walking trail that needs to be cut up. We will have Josh Gill take care of it and the residents can collect the wood that he cuts up.

- Bastrop County is maintaining our roads. You can visit their website to see if anything is planned for our roads as far as maintenance is concerned.
- Security lights on the roads are replaced by Blue Bonnet Electric. They will need the street intersections and pole # as reference. They are now using LED lights.
- Doyle Whiting passed away last week. He lived on Brazos St.

Adjourn Meeting

- Catherine Roberts adjourned the meeting at 10:43.

RESEARCH REPORT

March 1, 2014

Central Texas Airport

The required permits for the Central Texas Airport from the Army Corps of Engineers have been submitted, revised and approved.

On June 4, 2012 the Bastrop County Commissioners received a letter from a legal firm representing Central Texas Airport which included a force majeure request. The letter asserted that the U.S. Army Corps of Engineers ("USACE") placed additional information requirements on the CTA to obtain a permit. The letter also asserted that because of those requirements CTA was unable to satisfy the specified deadlines in the 381 agreement between the Bastrop County and the CTA. In essence, the CTA was requesting an extension of the contract's deadline date because of delays cause by the USACE.

On June 18, 2012 and again on March 13, 2013 the Bastrop County Commissioners, through their lawyers communicated by letter with CTA indicating that the CTA's letter did not contain any documentation that supported the existence of force majeure. Once documentation is submitted the County will be advised regarding the inception and length of the force majeure. The County as of Tuesday, February 24, 2014 has not received from CTA any documentation regarding the force majeure.

CTA has been given by USACE all permits necessary for the company to proceed with the CTA project. CTA will have to obtain Bastrop County permits but have not made any applications at this point.

CTA can be constructed after obtaining County permits. It is a private airport and construction may begin any time after Bastrop County permits are approved. However, the 381 agreement between Bastrop County and the CTA gives CTA a 75% tax grant for 30 years of operation.

Until all permits are obtained construction cannot begin.

Double Eagle

Currently, Double Eagle is for sale for 11 million dollars.

Water

The Lost Pines Groundwater Conservation District has been given by the Legislature the responsibility and authority to manage the groundwater resources of Bastrop and Lee counties in a manner that protects the desired future conditions that have been adopted by the District. By law, the LPGCD reviews applications and issues permits for the amount of water that can be drawn down from the Simsboro portion of the Carrizo-Wilcox Aquifer.

Through scientific analysis the board has projected how much water can be drawn down from the wells in the Simsboro aquifer out to 2060. This analysis is called the Desired Future Conditions. According to information published by LPGCD the total groundwater available in 2060 is projected as 58,888 acre-feet per year. These projections take into account Bastrop and Lee County's water demand, evaporation and discharge to surface waters and net recharge to the aquifer.

A company, Forestar Group, contracted with Hays County to reserve for Hays County 45,000 acre-feet of water per year. Hays County is paying Forestar \$5 million over five years to reserve the water. The LPGCD has approved the Forestar Group application for 12,000 acre-feet of water per year rather than the 45,000 acre-feet requested. On February 9, the LPGCD denied Forestar's request for a second hearing and the permitted amount remains at 12,000 acre-feet of water per year.

In addition, End Op, another company submitted an application for water to LPGCD for 56,000 acre-feet per year and that application has not been granted and is being contested.

With all the current permits and the applications that are either approved or pending this year the drawdown would equal the available water for 2060.

Submitted by Darlene Pendell