

River Crossing Improvement Association
Annual Meeting
February 21, 2015, 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 and meeting notices are posted on the front sign board. All meeting minutes are posted to the website, WWW.rivercrossing.org.
- Introduced current board members – Karen Halladay, Karen Lamphier Bill O’Hara and Sandy Reed. The Board has been in place since 1997.
- Introduced Pioneer Real Estate Service representative – Paul Meisler. River Crossing started our partnership with Pioneer in 2001 and Paul has been our rep since then.
- We have 164 lots and 155 current owners. Seventeen lots are currently not built. Two are currently under construction.
- Agenda reviewed. A quorum is needed for meeting votes, which is 55 residents. We have 84 residents in attendance so have quorum and but not a majority.
- Minutes from the 2014 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

- There are still a few unpaid 2014 Dues amounts. Legal action will be taken.
- Dues assessment for 2015 was sent out. There was an increase from \$370 to \$385. Amounts are collected for dues are our only way to cover expenses and projects.
- Projects completed in **2014** were discussed.
 - 1) Entrance beds enhancement – thanks to Gina O’Hara who led this make-over. It looks terrific! This was phase 1. Phase 2 will be the promenade and replace trees that were cut down on the west side.
 - 2) Dock work – Steps were fixed, reinforced dock and erosion control. The next step is to clean and stain the entire structure.
 - 3) Audit – The RCIA books are audited by an independent auditor every 2 years.
 - 4) Stump removal at front entrance on both sides. This was due to dead trees that were previously cut down.
 - 5) Fiscal year change – our original fiscal year was July 1 to June 30. This was confusing for many. We changed to Jan 1 thru Dec 31, starting July 1 of 2014. We had a 6 month year and now will have a full 12 month fiscal year effective Jan 1, 2015
 - 6) Welcome committee – Gina O’Hara has taken on the welcome committee, presenting a basket of goodies to all new neighbors.
 - 7) The Board is now the events committee. We will be presenting a few of the annual neighborhood gatherings, Christmas Ornament exchange, Halloween Hayride, among others.
 - 8) There will be a hosting honorarium and event reimbursement for anyone who does host an event at their home. The amount is \$50 towards anything you provide for the event.

- 9) The Architectural Change Committee has a new chair – Deborah Layland. All submissions are done electronically into the ARC system and voting and approvals are also done electronically.
- 10) Policy changes - There has been a change in the trailer policy, since this is a horse community. You can have a horse trailer parked in front for a short time, while it is being used, but not permanently. There was also a change in the policy to allow rainwater collection systems. The website WWW.Rivercrossing.org has all the policies, CC & R's and minutes from all meeting.
- Projects for **2015** were discussed.
 - 1) Entrance area – Phase 2 on the promenade and both sides with tree plantings.
 - 2) Repaint the iron fence on both sides of entrance drive.
 - 3) Dock vandalism – There was a lot of vandalism done to the dock area. We will get with the contractor who did the work to get a quote for these repairs.
- Relationship with Double Eagle
 - 1) Double Eagle Ranch to the east of our entrance, has 684 acres and they are planning to develop. There will be no MUDD.
 - 2) They will need to build a bridge over dry creek, which will be a big expense.
 - 3) They must submit plans to Bastrop County for any development. At this time, there are no plans submitted.

Committee Reports

- ACC – all submissions by homeowners for improvements are being tracked electronically thru Pioneer Real Estate Services. Any update to each submission is being copied to the board members.
- Research – There was no report available. Darlene Pendell did not attend the annual meeting.
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Financial Report – Pioneer Real Estate Services

- The balance sheet presented was for the time from July 1, 2014 to Dec 31, 2014. This is due to the change in fiscal year period, which will not be January thru December.
- Dues owed – Aggressive action will be taken on the neighbors who have a balance from not paying previous years' dues.
- In reviewing the balance sheet and income statement, we have no liabilities and we are below when actual vs. budget is compared. Most of the operating expenses are for projects in 2014.
- Dues amounts are the total revenue for RCIA. But, we can still put away funds each month in a reserve account for special projects.

Board Member Election

- There are 3 open positions on the ballot for the board.
- Sandy Reed has served for 2 years but is up for re-election. Catherine Roberts and Karen Lamphier have decided not to run again.
- David Gonzales and Carl Rees are on the ballot. David is eager and enthusiastic to be on the board and would be happy to be a part of the group. He resides at 384 Colorado. Carl is impressed with the board and is interested in becoming more active in the community. He resides at 136 Pecos.
- There was a motion to accept the ballot.
- There are no floor nominations. It was moved and seconded that the ballot be closed. There was a motion to elect by acclamation.

- This year's board members are – David Gonzales, Carl Rees, Bill O'Hara, Karen Halladay and Sandy Reed. Each member serves a 2 year term.
- Next board meeting is March 25, 6:00pm at the Hyatt Lost Pines, at which time it will be decided who will hold what office.
- The by-laws were changed to say that the previous president will attend meetings for 3 months in order transition the new president and board.

Community Forum

- There has been no update or rumblings on Central Texas Airport (CTA).
- The business going in on the left of the entrance. We plan to replace trees near the fence line that had to be cut down in order to somewhat shield the view. That property is not a part of RCIA. This business is zoned as such and any inquiries should be directed to the County concerning the junk piles that are there at the moment. Suggestions were to plant bamboo or erect a high fence.
- Double Eagle Ranch cut thru onto Pecos Street – Any cut thru would be based on plans that the developer submits. All of our roads are county roads.
- With the vandalism we have had at the dock, if you see any suspicious vehicles, please call the sheriff.
- River Crossing has 17 empty lots. There are no requirements for grass cutting, pertaining to high grass or trees that need cutting. The fire department said we were a low risk for fire. Any neighbor can submit a non-compliance complaint.
- Fences breaking down – the manufacturer of the original fencing has gone out of business. The board can take the action of taking the fence down or repairing, but it would be at our expense.
- Any new tree planting at the entrance area will have irrigation.
- Park enhancement – The quarry blocks set into place at the park entrance, were there to prevent vehicles from entering. But, it needs to be accessible for mowers and horse carriages. During some recent construction, the blocks were moved but not returned to the original position.
- Parking on the street – River Crossing regulations state that an unlicensed vehicle cannot be parked on the street. It does not address licensed automobiles parking on the street. A letter can be sent to the neighbor if it is an obstruction.
- If you are a walker, please wear bright or neon clothing so you can be seen.
- Changing CC & R's – There is a process in place to make a change to the CC & R's. There must be two thirds vote to make any change. If you want something changed, please attend a monthly board meeting to present that change.
- A fundraiser walk will happen on May 2, 8:00am, walking from front entrance to river and back, with donation going to the local food bank. This is a 5 mile round trip. More information to come.
- The monthly board meeting notice is always on the front sign board.
- Paul Meisler spoke about his involvement with River Crossing and had many accolades to Catherine Roberts for her many years as Board President. The members in attendance had the same reaction – thanks to Catherine for her hard work and dedication!!

Adjourn Meeting

- Motioned and seconded to adjourn the meeting at 10:28.