

# **River Crossing Improvement Association**

**January 12, 2017 at 122 Pecos St**

## **HOA Board Meeting Minutes**

- 1) **Meeting called to order at 6:00pm by President Bill O'Hara.**
  - a) Welcome and statement of procedure (allow max 10 min. open forum at beginning of meeting following the sign up.
  - b) Roll call – All Board members were present – Bill O'Hara, Carl Rees, Scott Rebman, David Gonzalez and Sandy Reed. Pioneer was represented by Reyn Rossington.
  - c) Agenda review – Agenda reviewed by board members.
  - d) Open forum sign up; max of 10 min. with add'l open forum at the end of the meeting – Gale Reed put together a report of what repairs are needed at the dock, including erosion control under the stairs, cleaning and staining. He will prepare and get quotes for the repairs needed. Robyne Taylor submitted her name for the annual meeting Board election.
  
- 2) **Approval of minutes from the December 2016 meeting** – It was moved and seconded to approve minutes and will be posted to the website.
  
- 3) **Financial reports**
  - a) RCIA balance sheet / income statement - Reyn Rossington from Pioneer reviewed the financials. All dues have been collected and the only outstanding amounts are interest due. There was an additional amount for landscaping and it was for Josh Gill cleaning up the trails and park for downed trees. Scott asked Pioneer what the bill from South Data was for and Reyn said it was for the Assessment payment booklets.
  - b) Pioneer resale certificate / transfer fee statement – There were no resale certificates in December.
  - c) Status of audit – Dennis Koch, CPA, from Smithville has finished and presented the audit to the Board. The audit did not raise any concerns about the RCIA financial accounts. The time frame for the audit was 2014, 2015 and thru October 2016. The cost for the audit was \$950.
  - d) Status of delinquent HOA dues – Assessment payments are currently under review by the RCIA Board of Directors.
  
- 4) **Committee reports**
  - a) Architectural Control Committee (Deborah Layland)– No report.
  - b) Research Committee – No report. The chairperson is needed for this committee. We will request it at the annual meeting.
  - c) Welcome Committee (Brittany Rogers)- No report.
  - d) Landscaping Committee(Gina O'Hara) - No report. Do the new trees planted need guards so the deer do not bother? Bastrop Gardens will be contacted.
  - e) Neighborhood Watch (Carl Rees) – A couple instances reported of late door knocking and kids in the park area. The homeowner called 911. An additional patrol person is needed and will ask at the annual meeting.

- f) Park Committee (David Gonzalez and Bill O'Hara) – Park looks good after Josh Gill cleaned up downed trees and debris. The trail north of the park needs attention as there is erosion and holes need to be filled.
  - g) Entertainment Committee (Lynn Meyer) – Ladies Ornament Exchange was a success and a good time for all.
- 5) **Non-compliance issues**
- a) Update on status of non-compliance notices sent by Pioneer, if any – A homeowner reported that the property at 263 Colorado Drive has someone living there. This was a grandfathered property and it was noticed that a car is always there, even though the property doesn't have a house on it, only a stable. The Board asked Pioneer to investigate the property and find out who owns it and who might be living there. Also we questioned if the structure on the property meets all the requirements set out in our covenants.
  - b) Update on fence issue – Reyn from Pioneer reported that a proposed service needs to be put together for home owners who have received a letter letting them know of a person who can take down, repair or replace the fences if needed, at the owners expense. The Board will work on this.
- 6) **Old business**
- a) Answers to Deborah Leyland's/ACC questions from Pioneer – No update.
  - b) Continue discussion re: contract with Pioneer - No discussion.
  - c) Posting of stocking rate policies – Sandy will send revised policy document to Reyn for insertion into paperwork for new homeowners. We will also post this to the website.
  - d) Annual meeting details – The annual meeting is scheduled for March 11 at the Hyatt. Sandy will send the 3 documents out to the other board members for auditing. The documents need to be mailed to each homeowner the week of January 23. The meeting will include a full breakfast and kids camp (at homeowner expense), if desired. There will be 3 guests there from Bastrop County – Fire Chief Ron Harvey, Wayne Wood from the sheriff's dept and Mel Hammer. A donation check for \$1,000 will be presented to Ron Harvey, Fire Chief, for RCIA support thru-out the year.
- 7) **New business**
- a) Pioneer payment of RCIA monthly expenses – The issue came up about paying bills annually that can be done that way. The bills in question were liability insurance and Smart Web (website manager). By paying the year in full, RCIA will be saving a monthly fee. A motion was brought up to pay all bills annually, instead of monthly, then amended to pay all bills annually if there is a savings to avoid service charges. This was seconded. Reyn will look at both of these annual payments above to see when the next annual billing will take place.
  - b) Board nominees for upcoming election - The 3 nominees for the open Board positions will be Carl Rees, Gary Feltner and Robyne Taylor.
- 8) **Schedule next meeting** – The next meeting is Thursday, February 9, at 376 Colorado Dr.
- 9) **Open forum continued** – There were no additional comments for the open forum.

10) **Meeting adjourned at 7:35pm.**