

River Crossing Improvement Association
Annual Meeting – Hyatt Lost Pines
March 11, 2017 9:30am

Meeting Minutes

Meeting called to order at 9:33a.m.

- 1) Welcome to all attendees by President Bill O'Hara.
- 2) Board member introductions – Carl Rees, David Gonzalez, Scott Rebman and Sandy Reed.
- 3) Introductions of Pioneer Real Estate Services – Paul Meisler and Reyn Rossington.
- 4) Verification of Quorum or Majority – Paul Meisler verified a quorum was met..
- 5) Approval of minutes from 2016 Annual Member Meeting – A motion was made to approve minutes, then seconded and approved. Minutes will be posted to the River Crossing website.

RCIA Board Report

- 1) President's comments and 2016 projects
 - With the storms we had in the past year, there was a lot of clean-up needed for fallen trees, park flooding and trees down on the trails.
 - The front entry got a face-lift with trees planted on the promenade and the 3 beds refreshed with new plants. Bastrop Gardens now does maintenance on the beds.
 - The park is open for vehicular traffic, after being closed due to incidents involving damage to the area. The boulders at the entrance have been moved to accommodate traffic. The flood damage in the park has been cleared and this is a good place to have gatherings. The Board will continue to monitor the condition of the park. The damaged part of the fence down towards the park side has been removed by the owner of the property on Colorado Cove.
- 2) Plans for 2017
 - Dock repair – Due to vandalism at the dock area along with flood damage this past year, the Board is getting bids for repairs, pressure washing and protecting the stairs and dock. This project should start soon. There was a comment on replacing the wood of the dock with another type of material or decking – this will be considered as an option when selecting a bid. It should be a safe and usable area for our residents.
 - A trail committee is needed to recommend maintenance and condition of trails. Anyone interested should contact Bill O'Hara.
- 3) 2016 and 2017 dues assessment status
 - Dues for 2017 remained at the 2016 rate of \$385.

Committee Reports

- 1) Architectural Control Committee – Deborah Layman is committee chair. If anyone is interested in being on the committee, see Deborah or Bill. All submissions go thru the ARC system. See the website, www.rivercrossing.org, for the process when building.

- 2) Research Committee – A committee chair is needed. CTA (Central Texas Airport) has had no new information out and hopefully it is completely off the radar. Double Eagle Ranch, next door to the east, is understood to have litigation against it, but nothing has been discovered to support that.
- 3) Welcome Committee – Brittney Rogers is the committee chair. New neighbors receive a gift basket along with much information about the Bastrop/Cedar Creek area.
- 4) Landscaping Committee – Gina O'Hara is committee chair. Front entry maintenance is being done by Bastrop Gardens. There was a comment on if the Board had considered planting trees or bushes along the west fence line to screen out the business next door. A show of hands found that there is an overwhelming YES for the Board to pursue that option. The Board will investigate at next meeting. Mowing was discussed. The promenade is mowed twice a month. The right-of-ways and the trails are mowed once a month. A comment was made about having residents mow their own, instead of the mowing service, as many mow their own anyway. We want to make sure all get mowed, so will continue to have the service mow all of the right-of-ways. River Crossing pays a set rate regardless of the properties mowed. If your property has blue bonnets coming up, it will not be mowed.
- 5) Neighborhood Watch Committee – Carl Rees is committee chair. There are 2 of them that patrol. They need volunteers to help out. Be mindful of trash along the roads. If you have any issues, please call 911. If you will be out of town, a close patrol can be set up for extra monitoring by the Sheriff's Dept. Contact Carl to get that set up. Any street light that is out should be reported to Carl Rees on the. He has the account information and tax ID needed for the work order when it is reported to Bluebonnet Electric.
- 6) Park Committee – Bill O'Hara and David Gonzalez are chairs for the park. Any concerns or questions can be directed to them.
- 7) Entertainment Committee – Lynn Meyer is committee chair – There is an adult social planned for March 24. See flyer on table and website. If you would like to host an event, contact Lynn.

Financials – Pioneer

- Paul Meisler from Pioneer reviewed the financial statements thru December 2016. We are now on a calendar year, instead of a fiscal year ending July 1. Money is set aside each month into a reserve account which can be used for capital expenditures. Annual budgets are balanced based on dues money coming in.

Guest Speakers

- Brian Harvey, ESD1 Asst Fire Chief – There are 3 risks for any neighborhood. Access – can the fire dept get into the property if there is a fire. Fuels – Grass, leaves and trees need to be kept clear around home, keeping trees trimmed. Water supply – There are hydrants along Colorado Drive. A donation check in the amount of \$1,000 was presented to Brian on behalf of RCIA and was made out to Bluebonnet Volunteer Fire Department.
- Wayne Wood, Constable – Home security and crime prevention is his specialty. Wayne is certified to give you an assessment and review of your home setup which you can give to your insurance company for a discount on your bill. Contact Wayne at Wayne.wood@co.bastrop.tx.us or by phone at 512-581-4010.

Board Member Election – The voting ballot was handed out when the resident registered. There are 3 seats open and there were 5 names nominees for the open Board positions –

- Gary Feltner
- Karen Lamphier
- Tim Lamphier
- Carl Rees
- Robyne Taylor

The President called for any floor nominations. There were none. There was a move to accept the ballot. This was approved and seconded. Ballot was approved as written.

Members then filled out their ballot, which were collected and given to Paul Meisler and Reyn Rossington of Pioneer for counting.

Community Forum

- The issue with the white fences – The Board is currently addressing this. Letters were mailed to homeowners that had a white fence that was in need of repair, as the original fencing is deteriorating. The letter stated to remove, repair or replace. Why can't these fences be enforced by the Board? The next step would be to send a fine letter then take court action. Also, the Board does have the option to go on the property and remove the fence after a dated notice is not complied with. The Board needs to take stronger action. The fences are on private property and it is up to the homeowners to maintain.
- There is an empty lot on Colorado Bluff that needs maintained. It is an un-improved lot and does need to be mowed.
- Any update on Double Eagle Ranch? We hear there is a lawsuit against the property. Is there a road built on the property? Can anyone find it in the Bastrop Co records?
- Does anyone know about the gouges on Old 71? It looks like a trailer came off a hitch and scraped the road. Mel Hammer is the new County Commissioner and he should be contacted about our roads, since they are county roads.
- A suggestion was made about adding playground equipment to the park area to encourage families to use it.
- All lots in River Crossing are privately owned but not all of them are built out. Some owners live out of state.
- Bastrop County does not have a county code to enforce vacant lot maintenance.
- Horses are in the neighborhood – please slow down when driving thru the area.
- Park entrance – boulders at the entrance will remain to the side for easy access by vehicles.
- Please do not use your ATV's or 4 wheelers on the trails. Trail signs say no motorized vehicles.
- The monthly Board meeting is the 2nd Thursday of the month and will be held at a home in the neighborhood.
- Utility trailers – they should not be visible from the road. If a trailer is parked in view of the street for more than 24 hours due to extenuating circumstances, please contact a Board member to report and the reason why.

Ballot Results

- The new Board will be returning Board members Bill O'Hara and Scott Rebman along with new Board members Karen Lamphier and Tim Lamphier, and re-elected Board member Carl Rees.

Adjourn Meeting

- A motion was made to adjourn the meeting at 10:57am. This was seconded and approved.