

July

Due to the CCHS fieldhouse classroom being closed, the meeting was moved to 469 Colorado Dr.

Minutes of Regular meeting July 13, 2017 at 469 Colorado Dr.

Meeting called to order at 6:28 PM by President Scott Rebman.

ROLL CALL

Officers (Scott Rebman, President; Carl Rees, Vice President; Gary Feltner, Treasurer; and, Karen Lamphier, Director) were present. Bill O'Hara, Secretary was not present but excused. The following committee chairpersons were also present: Deborah Layland, ACC; Nature Trail, Chris Theophilus. Reyn Rossington attended representing Pioneer Property Management (PM).

Agenda with financials was passed out by Reyn Rossington. It was the boards desire to approve the minutes for April, May, and June but no minutes were approved because the person responsible

for drafting, coordinating and issuing the minutes had not followed through with those responsibilities.

FINANCIALS

Financial/Budget provided by Reyn Rossington. Total Assets are \$85.5K. Nothing out of the ordinary for this last month other than the legal bills.. No resale certificates issued for this last month. There is only one outstanding member who owe dues; and one member who paid half and Reyn is currently working with them.

The board asked to combine two landscape accounts into one. Specifically, combine "landscape upgrade" and "special improvements" into one account called "landscape upgrade and improvements" and combine those two budgets for a total of \$4800.00. Reyn agreed with combining those budgets with the new name.

Carl Rees suggested that the mowing contractor take some responsibility for damaging the irrigation fixtures/bubblers. Scott Rebman said he would call the contractor and tell them not to mow so close to the fixtures and to string-trim from there. Carl also suggested asking the contractor for their ideas to avoid damage.

Karen Lamphier brought up that RCIA needs to consider repainting the pipe fence (in the front entrance) in the future and should consider it for next years (2018) budget.

[00:11:25]

COMMITTEE REPORTS

Deborah Layland did not have much new to report. Owners of 375 COLORADO had requested approval on a large building project but ACC needed additional information (site-plan) and other information.

Deborah provided a "Submission Guidelines to the ACC For All New Construction and Property Improvements". Karen Lamphier voiced concerned about the guidelines pertaining to temporary improvements. It was asked how "temporary" was defined for this purpose and the discussion suggested that they be determined case-by-case but moving PODs (temporary moving storage containers) would not be considered as temporary hardscape. Deborah mentioned there is unapproved fencing related activity at 118 Colorado Cove and said she would visit with them to let them know about the ACC approval process and requirements. [00:19:04]

Research committee- Sandy Reed sent out a plat (Plat I) of the Double Eagle development and mentioned that it had been approved (assuming by Bastrop County). No mention of the airport.

Landscape Committee- Gina O'Hara- No report sent but there were a couple invoices submitted to repair broken bubblers on behalf of Bastrop Gardens. Invoices were going to be sent to Pioneer Management for payment.

Neighborhood watch committee Carl Rees had not received any complaints or requests for close patrols. It was noted that a lot of newspapers left on the roads. Carl also voiced concern about the fencing activity occurring along Double Eagle/River Crossing property line. The fencing (barbed wire & T-posts) activity is being performed by the person/s that lease Double Eagle property for cattle grazing. Deborah Layland has observed the fencing (North of Dry Creek) is encroaching into River Crossing nature trail easement and that fencing material has been left on the River Crossing side.

Community member Robyne Taylor mentioned that a bright blue truck that has been driving around Section 2 for the last few weeks. It was suggested that she contact the Sheriff the next time a drive-by is observed.

Carl Rees mentioned neighborhood watch patrol will be suspended at the end of this month due to lack of interest. Carl also brought up National Night Out which occurs Oct 3rd. It was asked if River Crossing is interested in sponsoring it. Scott Rebman said he would add it to new business and would be discussed at that time. [00:28:56]

Nothing to report from the Park Committee. Nature Trail committee discussion ensued which included the park (downed tree) and significant trail erosion (North of Dry Creek). Earlier in the week Scott Rebman and Chris Theophilus, surveyed the situation and their findings/observations would be brought up under new business. Although discussion continued! It was mentioned that the area needed to be professionally surveyed to understand the boundaries so a strategy/plan can be developed to widen the nature trail to 30' (currently 5' wide) and to divert water to inhibit erosion. Scott said he would ask the Bill O'Hara if he would survey the area since he is a licensed surveyor. [00:36:30]

Nothing to report from entertainment committee.

NON-COMPLIANCE ISSUES

Scott Rebman and Carl Rees independently surveyed all rail fencing issues/violations in the community. Scott and Carl met to compare their lists which are in agreement. Scott and Carl intend on talking to the owners about their fence before letters are issued. This direct communication would be a courtesy notification to let them know that the board is leading an effort to resolve the fencing problems that was strongly voiced and supported at the annual meeting by many members of the community. Carl suggested that if RCIA is ever engaged in removing fence that any usable material be re-purposed if possible. Deborah Layland brought up that the CC&Rs have an Exterior Maintenance Obligation clause which allows RCIA to perform maintenance (with 30 days' notice) if necessary. [00:46:02]

OLD BUSINESS

Scott Rebman was going to ask Reyn Rossington to leave the meeting to allow the board members to discuss Pioneer Management contract; however, it was requested by Karen Lamphier that the contract discussion be moved to a special session. A motion was made by Karen to have the Contract discussion be part of a Special Session/Meeting; a 2nd was made by Carl Rees and discussion ensued. It was decided to move the contract discussion after "open forum". [00:47:43]

It was agreed last month to form an election committee to review bi-laws, CC&Rs, and policies. Scott Rebman received an email from Beverly Angel stating that she would be willing to chair and serve on the committee. Scott accepted Beverly's request to chair the committee. It was asked if anyone at the meeting was interested in joining the committee; and Robyne Taylor, Mike Urubek, and Carl Rees said they were willing to serve on the committee. Scott said he would provide some direction/objectives to the committee chair and members. [00:52:50]

Community Dock is going to remain in old business until it is decided that we act. It was suggested by Carl Rees that we should do something and maybe create a Community Dock committee. Karen Lamphier recommended that the dock be a sub-set of the park committee and that she can reach out to the husband of Sandy Reed who has done some assessment (both structural and cosmetic) of the community dock. Community member Mike Urubek said he was involved in the past in fixing the community dock and recommended consulting Ken McDonald who may have some useful information. [00:59:44]

Karen Lamphier researched and presented an on-line (cloud based) web-site development and hosting service called HOA Express. HOA Express was proposed as an alternative to our current web-site which is outdated and limited in capability. Under a 30-day trial period Karen created a web-site which was presented to the board in real-time on her lap-top. \$300.00/annually covers an extensive list of capabilities. In addition to those

capabilities, there is a lot of privacy and members only features which we currently lack. Scott Rebman suggested that all board members take a look and spend time checking out the website and it will be put under old business for us to vote on next month. [01:17:15]

Karen Lamphier left the meeting due to prior commitments.

Scott Rebman recommended that we form an Election Committee in an effort to ensure RCIA does not experience the problems which occurred during our last election. He also recommended forming an Annual Meeting Committee to consider cost effective options. Reyn Rossington was asked to hold-off making reservations (or making a deposit) with the Hyatt for the 2018 Annual Meeting. Carl Reese stated that we needed to act quickly as venues book in advance and we don't want to be scrambling for a venue. Member Robyne Taylor volunteered to Chair the Annual Meeting committee. Scott Rebman accepted Robyne as the Annual Meeting Committee Chair. Scott said he would post to Next Door about available committee positions. It was suggested that the Annual Meeting Committee have deadline to provide those options; end of September 2017 was recommended and Robyne Taylor acknowledged. [01:27:09]

National Night Out was discussed which is going to be held the 3rd of October (time TBD). It was agreed to have RCIA sponsor it. Carl Rees suggested the Park which everyone agreed was a good idea. [01:32:34]

Next meeting will be the 10th of August at 6:00 p.m. and we'll try for the CCHS cafeteria or field house.

OPEN FORUM

Robyne Taylor requested the floor. She expressed that after the election, she took some time to detach from the situation and is now ready to discuss her displeasure in how she was treated during and after this last election (March 2017). She will (from her perspective) be drafting a narrative as to what occurred and what transpired after the election process. The narrative will be submitted to the board members and she will decide whether or not she will submit it during a board meeting to be included in the minutes. She wanted to make clear that she respected the vote but had not accepted the way she was treated and disrespected by the Property Management and others. [01:37:54]

Meeting adjourned at 8:07 pm. Moving into a limited Executive Session with Scott Rebman, Carl Rees and Gary Feltner