



ROCKY RIVER RANCH HOA, INC.

Annual Meeting

MINUTES

Saturday, September 26, 2025, at 10:30 a.m.

Location: Blanco Public Library, 1118 Main St., Blanco, TX, 78606

Available by Zoom Virtual Meeting

In Attendance: Larry and Marilyn Melton, Jim and Helene Burns, Todd and Debra Raimond, Heather Beliveau, Barbara Lazenby, Fabian Nunez, Teri Albright, Milton Shaw, Joey and Mylora Frazor, Helen Heffner, Jonah and Sara Albrecht, Kerri and Sharon Shelton, Thomas Jurecka, Roberta Sanders, Laura de la Garza. Proxies: Tara Cole to Marilyn Melton (oral)

1. Call to Order: 10:30
2. Guest Speaker: Chris Leach, Asstant Chief Blanco Count ESD#2
 - a. Emergency Services: Blanco County ESD#2 has 1 ambulance (licensed as Mobile Intensive Care Units), 1 Fire Engine, 2 Pumper-Tender Trucks, 3 Brush Trucks, and 4 Command Units. The fire trucks are equipped with tanks. Additionally, Blanco County has a Community Health Paramedic who assists with non-emergency (ambulance) health care needs. The Fire Department always has two commissioned fire fighters on staff (as well as volunteers).
 - b. Property Access: Be sure that your blue, reflective property address sign is easily visible. Provide gate codes to emergency dispatch or consider installing a Knox Box for emergency access. Firetrucks require a driveway/gate width of 12 feet and a 13-foot 6-inch height for entry. If needed, have a list of conditions and medications on hand for EMTs.
 - c. Burn Bans: Please observe burn bans when in effect, When the burn ban is off, please call the Blanco County Dispatch at 830-868-7104, option 7.
 - d. Emergency Alerts: Sign up at WarnCentralTexas.org
 - e. Blanco Count Emergency Services Auxiliary: Please consider making a donation to support our fire fighters and EMTs. Donations are used to buy new equipment.
 - i. Laura de la Garza moved to donate \$300 from the HOA to the Auxiliary. Jonah Albrecht seconded. The motion passed.
3. Determination of Quorum: A quorum (26 votes) was determined.
4. Approval of Past Meeting Minutes: Annual HOA Meeting – September 21, 2024
Minutes of the 2025 annual meeting were presented and summarized by D. Raimond, secretary. The minutes were approved as presented.
5. Treasurer's Report:
The report was presented and summarized by H. Beliveau, treasurer. The report was approved as presented.
6. President's Report : Legal Counsel Communications
 - a. Our contact is Karen Mitchell of the Averra Law Firm of Dripping Springs. Ms. Mitchell is very knowledgeable in HOA laws.
 - i. The bylaws state that no business can be run from the property, so no short-term rentals would be permissible; however, long-term rentals are by law permissible.
 - ii. Nonpayment of annual dues: Initial notice is mailed with the annual meeting notice, The process for non-payment is:

1. After the initial notice has been sent, a certified letter requesting payment will be sent,
 2. If there is no response to the certified letter, the request for payment will be turned over to the HOA lawyer for collection.
7. Committee Reports
 - a. Architectural Control Committee, Barbara Lazenby: No current reports of construction.
 - b. Maintenance/Grievances, Helene Burns: The road sign for River Oaks (adjacent to 165) has omitted the "s" on Oaks and needs to be corrected.
 - c. Website update, Debra Raimond: Upgrades to the website will progress, hopefully with the assistance of Fabian Nunez.
 - d. Property listings and sales: There are two listings on Rocky River.
8. Old Business: Membership rosters were updated after last year's meeting and are updated as new information is received. If you're in need of a new copy, please contact Debra Raimond at debraimond@gmail.com.
9. New Business
 - a. Election of new officers: President and 2nd Vice President The motion to approve new or continuing officers was made by Helen Heffner and was seconded by Teri Albright. The motion was approved.
 - i. President: Marilyn Melton
 - ii. 2nd VP: Helene Burns
 - b. Annual Holiday Party:
 - i. Helen Heffner moved to have the party. Kerri Shelton seconded, and the motion was approved.
 - ii. Date, time, and location to be determined by the HOA board.
10. Membership Inquiries and Input: Joey Frazor reported that there was an attempted fraudulent sale of his property. Luckily the sale was stopped in time and authorities were alerted. Bottom line: when in doubt about activities in our area, contact a board member who will contact the property owners and authorities as needed.
11. Announcements
 - a. Old Blanco Courthouse Gala: October 10 at 6PM. Tickets are available on the courthouse website.
 - b. Uptown Blanco Haunted Wine Walk: October 10 at 6:30PM
 - c. Old 300 BBQ 13th Anniversary Celebration: October 26 at 6:30PM
 - d. Spirits of Blanco Festival: Courthouse Grounds October 30 – November 1; check times on the website.
 - e. Community Shred Day: November 11 from 9 -11AM at the Blanco Library
12. Meeting Adjournment 12:07

Submitted by
Debra Raimond
HOA Secretary