



ROCKY RIVER RANCH HOA, INC.

Board of Directors Meeting

MINUTES

Wednesday, August 20, 2025, at 5:30 p.m.

Location: 386 Rocky River Rd., Blanco, TX, 78606

Available by Zoom Virtual Meeting

All homeowners will be required to identify themselves, prior to being admitted into the meeting.

To join the meeting through Zoom, contact Heather Beliveau at heather_beliveau@yahoo.com to obtain Zoom Link information.

1. Call to Order: 5:35pm
2. Determination of Quorum: All officers being present, a quorum was established.
3. Approval of Past Meeting Minutes: Board of Directors Executive Meeting – February 07, 2025
Approved by consensus.
4. Treasurer's Report:
 - a. Still a few delinquent accounts. We Heather and Helene will attempt to make contact again before turning over to legal counsel.
 - b. Financially we are in good standing.
5. President's Report
 - a. Legal Counsel Communications: Legal counsel has been helpful in clarifying new state requirements, and we are in good standing in meeting the requirements.
 - b. HOA Management Certificate has been filed.
6. Committee Reports
 - a. Architectural Control Committee: No report. However, since we do have new homeowners, reminders of deed restrictions and variances will be covered at the annual meeting (Marilyn).
 - b. Maintenance –
 - i. County Road Work: Hopefully the work will begin by the end of August and be completed by the end of September. Helene will give a heads up on Facebook; Debra will give aa heads up on the webpage.
 - ii. Burn Ban Communications: At the annual meeting, Helene will remind homeowners to check with the sheriff's office on burn ban status and to post if they are burning brush.
 - iii. Neighborhood Watch: This item has been tabled as there is no program yet available from the sheriff's office.
 - iv. Complaints: There were no complaints reported.

7. Unfinished Business

- a. Website update: The website is up and running. Debra will put the domain name and link in the annual HOA letter.
- b. Membership Roster update: We are missing some contact information for homeowners, especially for new move-ins. Debra will place a reminder in the annual HOA letter.
- c. Property listings and sales: No new listings currently.
- d. Review of annual HOA letter prior to printing/mail out.

8. New Business

- a. Ordinance Review & Proposals: See legal counsel notes above.
- b. Election of new officers: 1st VP, Secretary, Treasurer: Teri will post openings on Facebook.
- c. Other matters :
 - i. Place holiday party on annual meeting agenda for approval
 - ii. Equipment for Zoom: a microphone and subscription are needed
 - 1. Helene moved that the board approve the purchase of equipment and subscription.
 - 2. Debra seconded the motion.
 - 3. The motion was approved.

9. Member Inquiries and Input: There were no inquiries.

10. Adjournment to Executive Session (as needed)

11. Reconvene to Regular Session, Action on Executive Session items

12. Meeting Adjournment: 6:45

General membership annual meeting: Saturday, September 20, 2025, 10:30 – 12:00, Blanco Library