



# ROCKY RIVER RANCH HOA, INC.

## Annual Meeting

### MINUTES

**Saturday, September 20, 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, Todd and Debra Raimond, Heather Beliveau, Teri Albright, Milton Shaw, Barbara Lazenby, William Pitts, Joey and Mylora Frazor, Helen Heffner, Jonah and Sara Albrecht, Kerri and Sharon Shelton, Robin Pegram, Cydney Schwarzlose, Tara Cole, Thomas Jurecka

Proxies: Craig Scott (to M. Melton), Helene Burns (to M. Melton), Carlton Jones (to Barbara Lazenby), Joanne Marshall (to Tara Cole)

By Zoom: Jeff Billman

1. Call to Order: 10:35
2. Determination of Quorum: A quorum (26 votes) was determined.
3. Approval of Past Meeting Minutes: Annual HOA Meeting – September 21, 2024
  - a. Minutes of the 2025 annual meeting were presented and summarized by D. Raimond, secretary.
  - b. The minutes were approved as presented.
4. Treasurer's Report:
  - a. The report was presented and summarized by H. Beliveau, treasurer.
  - b. The report was approved as presented.
5. President's Report : Legal Counsel Communications
  - a. M. Melton, president, and H. Burns, 2<sup>nd</sup> VP, have met with Karen Mitchell of the Averra Law Firm of Dripping Springs. Ms. Mitchell is very knowledgeable in HOA laws.
    - i. Resale certificates are provided to realtors.
    - ii. The 5-acre, or original plating, restriction states that no lot can be subdivided.
    - iii. 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.
  - b. The HO Management certificate has been updated and filed with the state.
  - c. New open meeting laws require a 144-hour (6 days) notification of meetings including board meetings.
    - i. Any property owner may attend any of the meetings.
    - ii. Notices will be posted on Facebook, on the website, with signs on each street, by email, and/or by mail
    - iii. New voting laws state that any property owner may vote regardless of dues in arrears.
6. Committee Reports
  - a. Architectural Control Committee:
    - i. No current reports of construction.

- ii. Please remember if you are planning any structural changes to existing buildings or fencing, the architectural committee must be contacted for approval.
  - 1. Square footage for homes is a minimum of 1350 square feet.
  - 2. Buildings should be a minimum of 30 feet from property lines.
  - 3. M. Melton will check on the easement requirement from the center of the road.
- b. Maintenance –
  - i. County Road Work: The county has completed road maintenance.
  - ii. Burn Ban Communications:
    - 1. H. Burns provided a handout with helpful tips on burning brush and wildfire preparedness.
    - 2. Check with the sheriff's office for burn ban status.
    - 3. Please continue to post on Facebook when you burn brush.
    - 4. R. Pagram stated that Texas AM has an excellent website on fire management and resources. A link to the website will be posted on our website.
  - iii. Complaints: If any property owner has concerns, they should contact H. Burns, 2<sup>nd</sup> VP.

## **7. Unfinished Business**

- a. Emergency services information
  - i. There was a consensus that a phone tree was not needed.
  - ii. Emergency contact information will be added to the community roster if provided by the home owner.
- b. Website update
  - i. We purchased our domain name for 2 years.
  - ii. A contact page will be added to the website.
- c. Membership Roster update
  - i. The roster will never be posted on-line.
  - ii. Forms were given to attendees to correct or add missing information.
  - iii. Emergency contact information will be added to the roster.
  - iv. Updated rosters will be emailed or mailed as soon as possible.
- d. Property listings and sales: No current listings.

## **8. New Business**

- a. Election of new officers: 1<sup>st</sup> VP, Secretary, Treasurer: The motion to approve new or continuing officers was made by Milton Shaw, and the motion was approved.
  - i. 1<sup>st</sup> VP - Barabara Lazenby
  - ii. Secretary - Debra Raimond
  - iii. Treasurer- Heather Beliveau
- b. Annual Holiday Party
  - i. Sunday, December 28, 2025
  - ii. 628 River Oaks
  - iii. Time to be determined
- c. Other matters: NA

9. Member Inquiries and Input: There is a continuing concern about increased traffic and traffic speed on 165 and what can be done. Highway 165 is a state road, so any contact must go through TX DoT.

10. Announcements

- a. Halloween Family Day is October 25, 2025, from 10:30AM-12:30PM at the Blanco Library
- b. Community Shred Day is November 22, 2025, from 9-11AM at the Blanco Library
- c. Uptown Blanco Christmas Market is November 29, 2025, from 11AM-4PM in the Courtyard
- d. Courthouse Gala (dinner, dancing, auction) is on October 11, 2025; tickets can be purchased online from Cydney Schwarzlose.
- e. Christmas Lighting will be Friday, November 28, 2025.

11. Meeting Adjournment 12:00