

Rocky River Ranch Homeowners Association
ANNUAL MEETING MINUTES
September 21, 2024

IN ATTENDANCE:

Marilyn and Larry Melton, Debra and Todd Raimond, Heather Beliveau, Jeff Billman, Tara and Judson Cole, Joanne Marshall, Barbara Lazenby and Fabian Nunez, Helen Heffner, Milton Shaw

Represented by Proxy: S. Craig Scott to Tom Grass (absent), Helene and Jim Burns to Marilyn Melton

SPEAKERS:

Carley Howell, Blanco County Extension Agent
830-868-7167 Carley.Howell@ag.tamu.edu

As the county extension agent, Ms. Howell can assist us with questions on tree clearing, ag exemptions, or she can connect us to experts in those areas. Ms. Howell organizes educational programs for the county. She is willing to come out to our properties to help evaluate and answer questions. Look for her monthly article in the Blanco County newspaper.

Bernadette McFarling, Master Gardener President
512-217-7852 blancocmg2016@gmail.com

The master gardener group has several demonstration gardens in Johnson City as well as here in Blanco – visit the courthouse square to see. They are currently working on a small garden at the county annex. There will be a master gardener class beginning in February. If you are interested, you will need to sign up beginning in December. Classes are conducted both hands on and online. Contact Ms. McFarling for information.

CALL TO ORDER:

A quorum was confirmed and the meeting called to order at 11:00 am by presiding officer Marilyn Melton in the absence of Tom Grass, President and Teri Albright, 1st Vice President.

STANDING REPORTS:

1. Secretary's Report: read; Todd Raimond moved to accept; passed
2. Treasurer's Report: read; moved to accept; passed

We do have properties that are delinquent in payment of dues. These owners cannot close on any sale until the dues are paid.

Currently there are two properties for sale. The treasurer will contact the realtors to advise on the status of dues payment for these properties as appropriate.

3. Architectural Committee Report:

Few lots are still vacant. Building plans for new residences will need approval before construction and any improvements or other construction on any lot that would affect the physical layout would also need committee approval.

OLD BUSINESS

1. Covenants and by-laws revisions:

Goals include-

- eliminating or reorganizing the role of 2nd vice president,
- setting term limits to allow more members to be able to serve on the board,
- developing a method to deal with members in violation of the covenants,
- completing all updates and revisions necessary by an attorney by the next annual meeting.

2. Insurance: Coverage was approved at a previous meeting. A policy has been obtained and is in force for general liability and errors and omissions.

3. Legal representation:

- We will continue with the attorney we have used in the past, Robert Avera, Avera Law Firm, PLLC, in Dripping Springs. An officer of the Board will sign an engagement agreement and pay the retainer as soon as a meeting can be scheduled.
- The licensed paralegal, Karen Mitchell, is a specialist on HOAs.
- Things we need help with include:
 - non-payment of dues,
 - liens on properties,
 - Review updated bylaws making sure that we are in line with Texas law and filing new bylaws with the county.
 - Communication processes with those in violation of the bylaws (size and placement of structures, restrictions against businesses, short term rentals, and other matters as determined necessary),
 - the purchase of a domain name for the HOA website (currently under private name).

NEW BUSINESS:

1. ELECTION of NEW OFFICERS (president / 2nd vice-president)

Changes to the board and committees are noted below in all caps.

Newly Elected Officers for 2024-2025	
President **	MARILYN MELTON
1 st Vice President	Teri Albright
2 nd Vice President **	HELENE BURNS
Secretary	Debra Raimond
Treasurer	Heather Beliveau
Current Committees	
Architectural Control	Teri Albright, JIM BURNS, JEFF BILLMAN, MILTON SHAW
Maintenance & Grievance	HELENE BURNS

2. Road Repairs: Will begin in the new year;. The start date not currently known but should be completed by the end of May. The roads will be partially resurfaced with edges to be evened and surfaced. Oaks near the roads will be trimmed and cedars removed. Part of the problem with our roads is the number of delivery trucks that come each day as well as having two large garbage trucks each week. Dates of repairs will be confirmed with the County Commissioner in January or February and communicated.
3. Reduction of dues was proposed by Cydney Schwarzlose. After discussion, it was agreed that the board will revisit this issue after expenses for legal support to update bylaws and the costs to address other issues are determined and the balances available to continue enforcement are deemed to be adequate. The idea of special assessments to cover any costs was brought up but was tabled at this time.
4. Highway 281 bypass- The county is still doing studies, but it will most likely run east of Blanco proper (Lindeman Lane). As proposals are submitted we will communicate with the county commissioner's office to assess the impact on Rocky River Ranch.
5. Blanco Education Foundation is funding the construction of a performing arts / gym center to open in March 2025. Selling paving bricks to help raise funds -- \$150 for 3 x 18 and \$300 for 6 x 18
6. Library- There are 6 Little Free Libraries around town that have been set up by the Friends of the Blanco Library. Think about donating used books. The lot to the east of the Library parking lot is being considered as a garden and nature center.
7. Historic Blanco Courthouse Gala- The annual gala to raise funds for the Courthouse will be held 10/12/2024. Cydney Shwarzlose is on the board and invited members to attend to raise funds for continued restoration efforts.

ANNOUNCEMENTS

1. Up-coming dates to remember:
 - Oct. 10 Tree Diversity Presentation at Gem of the Hills
 - Oct. 12 Blanco Courthouse Gala See Cydney S. for more information
 - Oct. 26 Real Ale Bike-a-thon
 - Nov. 5 VOTE
 - Nov. 9 Library shred day
2. Dates for future meetings (board / annual) will be set by the board. All board meetings are open to members and dates and locations will be posted to the HOA Facebook site and the HOA website.

Meeting Adjourned: 12:15 p.m.