

Rocky Hollow Ranch Property Owners Association

(General Meeting Minutes: February 24, 2018)

(Trailblazer Grille, Burnet, TX 78611)

Board Members Present:

President:	Bill Bundy	Lot 9
Vice President:	Ian Norton	Lot 16
Secretary:	Elizabeth Donahue	Lot 7
Treasurer:	Linda Bundy	Lot 9
Member At-Large (1):	Donna Elwell	Lot 4
Member-At-Large (2):	Roy Williams	Lot 11

HOA Members Present:

Ogden	Lot 2	(via proxy)	Boone	Lot 17 (via proxy)
Jacobson	Lot 3	(via proxy)	Hawkins	Lot 18 (via proxy)
Elwell	Lot 4		Jacobs	Lot 20
Atkinson	Lot 5	(via proxy)	Carey	Lot 21 (via proxy)
Beaver	Lot 6	(via proxy)	Cason/Patton	Lot 22
Donahue	Lot 7		Doyal	Lot 23
Brown	Lot 8		Pittsford	Lot 24 (via proxy)
Bundy	Lot 9		Doyal	Lot 25
Williams	Lot 11		Tyson	Lot 26
Cooper/Doten	Lot 12		Payne	Lot 27 (via proxy)
Montgomery	Lot 13		Mathews	Lot 28
Hagen	Lot 14		Kohutek	Lot 29 (via proxy)
Norton	Lot 16		Anderson	Lot 30

Quorum present? Yes 26/31 (84%)

Proceedings:

- Wildlife Management Association - See WMA Minutes – Approved unanimously.
- Meeting called to order at 11:35 am by President, Bill Bundy
- Secretary's Report – Elizabeth Donahue
 - Minutes of the 02-11-2017 RHRPOA annual meeting emailed to members were presented and approved unanimously.
 - A copy of the directory was available for members to review and enter any changes
 - New directory will be emailed to all members.
- Treasurer's Report – Linda Bundy (detail attached)
 - Linda Bundy went through the charges and bank balances.
 - All lot owners are current in their assessments.
 - The big expense for the year was gate repairs
 - Funds are on target for future road repairs.
- Architectural Control Committee Report – Ian Norton (detail attached)
 - The objective of the committee is to maintain the quality of life for RHR.
 - Ian thanked Keith Anderson for his work on the policies and guidelines. Keith is resigning from the committee.
 - Ian is selling his property and is resigning from the Board and ACC.

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- Old Business:

- Gate Report (see attached)
 - Discussion of damages caused by increased usage and tampering
 - Vendors - Nailhead Spur (local) vs Gate Specialites (Austin). Most present were in favor of using local service if possible.
 - Try to change gate swing to both sides opening in at the same time. This will necessitate marking a stopping point for exit side.
 - A request was made to add a light and letters on the new keypad.
 - The keypad cannot be relocated without major rewiring.
- Road Report (see attached)
 - The road is doing as well as can be expected. Harsh winter weather causes faster deterioration.
 - Please report contractors and subs doing things to damage the road or tell them to stop.
 - The edge of road on the curve by lot 9 is damaged.
 - Residents need to remove rocks/gravel on road from their driveways and maintain a proper grade.
 - Keith Anderson volunteered to stay in charge of road maintenance for 1 more year.

- New Business:

- Ian Norton is retiring as Vice-President. Remaining 1 year of term to be filled since the remaining At-Large board member does not wish to fill that position.
 - Thanks to Ian for many years of service to RHR
 - The Vice President is also the head of the ACC
 - Ken Tyson was nominated, seconded and unanimously approved.
- Election of Officer Positions (expiring)
 - Secretary: Donna Elwell was nominated, seconded and unanimously approved.
 - Treasurer: Linda Bundy was nominated, seconded and unanimously approved.
 - At Large (1): Elizabeth Donahue was nominated, seconded and unanimously approved.
- Election for position 2 on ACC
 - Elizabeth Donahue was nominated, seconded and unanimously approved.
- Introduction of new members
 - Garrett & Amber Hagen – Lot 14
 - Thomas & Gaylene Boone – Lot 17
 - Jay & Leslie Carey – Lot 21
- .Rocky Hollow Ranch web site
 - Site created this year by Donna Elwell to keep the community up to date.
 - Included are activities, documents, officers.
 - There is a tab for the WMA
 - www.rockyhollowranch.org

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- Cost to host the site is \$96/year
- Please leave feedback on site.
- Additional Discussion
 - Construction
 - Several homes are in process or approved to be built.
 - Homeowners should instruct contractors and subs to offload on property – not on the road.
 - All trucks should make sure to pull completely through gate to avoid damage
 - Road
 - Dead trees in right of way were removed
 - Old speed limit signs are being replaced
 - Inspection of road condition at the curve and bridge was requested
 - Gate
 - The gate is currently left open on weekdays from 8am to 8pm. Should this continue?
 - Should we continue to repair the gate or get a new one (this relates to the motor and other mechanical parts – not the physical structure)?
 - Members suggestions:
 - Brown – get new gate
 - Doyal – get 2 more bids
 - Montgomery – sell old equipment if possible
 - Norton – Have both sides open inward
 - Elwell – very important to paint a stop location for outbound
 - Doyal – fine contractors for damage if possible
 - Jacobs – replace power & motor on inside of gate
 - Add camera setup
 - Move outbound pad back from gate
 - A motion was made to allow the Board to make the final decision on the gate. The motion was seconded and unanimously approved.
- A motion was made by Bill Bundy, President, to set a recurring date, the last Saturday in February, for annual meeting. The motion was seconded and unanimously approved.
- 2018 Assessment - Motion for 2018 Regular Assessment to be \$500/ lot. Seconded. Approved.
- Assessment of Meeting:
 - Next meeting scheduled for Febuary 23, 2019
 - Meeting adjourned 12:48 pm
 - Minutes submitted by Secretary, Elizabeth Donahue