

# 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](http://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 February 23, 2019
  - Meeting adjourned 12:48 pm
  - Minutes submitted by Secretary, Elizabeth Donahue