

Rocky Hollow Ranch Property Owners Association
Annual Meeting Minutes
Hill Country Fellowship Church
March 4th, 10:48 AM

I. Meeting Called to Order at 10:48 am by Bill Bundy after the completion of the WMA meeting.

A. **Quorum Statement:** 16 owners were present. 13 owners submitted proxies. RHR Total of 31 lots at 75% = 23 votes necessary for a quorum. Quorum requirements were met.

Lot #. Owner		Lot #. Owner	
1. Hornback	Proxy	18. McBride	Present
2. Parker	Present	19. McComas	Proxy
3. Jacobson	Proxy	20. Jacobs	Present
4. Swingler	Present	21. Gollnick	Present
5. Atkinson	Proxy	22. Cason/Patton	Present
7. Donahue	Present	23. Samson	Present
8. Hilton	Present	24. Birk /Pintar	Proxy
9. Bundy	Present	25. Doyal	Proxy
11.Boyd	Present	26. Persyn	Present
12. Cooper/Doten	Proxy	27. Meyer	Proxy
13 Montgomery	Proxy	28. Mathews	Present
14. Hagen	Proxy	29. Cipollone/Wood	Present
15. Baker	Proxy	30. Anderson	Present
16. DeLaCruz	Proxy	31. Waltmon	Proxy
17. Boone	Present		

II. RHR POA Reports:

A. **RHR POA Secretary's Report** – Dolene Samson. Minutes from RHR POA 2022 Secretary's Report were previously emailed to members for review. Robert Mathews made the motion to approve, the motion was seconded by Linda Bundy. Minutes were approved by unanimous vote.

B. **RHR POA Treasurer's Report** – Linda Bundy. The RHR POA 2022 Treasurer's Report was previously emailed to members for review. David Donahue made the motion to approve, the motion was seconded by Robert Mathews. The report was approved by unanimous vote.

C. **RHR POA Architectural Control Committee Report** - Al Samson reported that no new homes were started in 2022 and all work-in-process approved projects have been completed. Katherine Hilton made the motion to approve, the motion was seconded by Tom Boone. Report-Out was approved by unanimous vote.

III. Old Business:

A. **Gate Report** – Elizabeth Donahue reported the gate keypad and motherboard have been replaced. She also indicated that a Structural Engineer would review the arch over the gate to confirm it continues to be structurally sound.

Al Samson cleaned the existing light fixtures and replaced bulbs to reactivate lighting the gate at night.

Following a brief discussion, Elizabeth Donahue made the motion for Keith Anderson and Al Samson to investigate options for downward pointing light fixtures. Once completed, Keith and Al are to present the options to the RHR POA Board of Directors for approval. The motion was seconded by Brian Cipollone.

A brief discussion on enhanced signage for Rocky Hollow Ranch at the gate also took place, concluding with no actions needed at this time.

B. Road Report – Bill Bundy reported on the road repair activities that occurred as a must-do-now in 2022. This included the culvert and the road chip of surface from highway to the full circle of Rocky Hollow Drive. Considerations for the selection of the surface repair options included material transport, drive time for equipment and cost. One-inch asphalt for the entire road surface was estimated to be \$225,000. The road chip option cost \$89,000 for the entire road with a life expectancy of 6 years.

Clean up of gravel on the side of the roads to begin shortly by Bill and crew. Bill has offered upon request, to assist each lot owner with collection of the gravel near the road of the individual lots. Additionally, tractors and box blades will be used to clean up the road and property edge lines to save on mower blades.

C. Website is located at RockyHollowRanch.Org. Send updates, photos, etc. to Al Samson if you want to post something.

IV. New Business:

A. Election of RHR POA Officers: (nominations from the Board and the floor for all positions)

1. **President – Harvey Persyn** was recommended by the board for a 2-year term. No other nominations from the floor. Katherine Hilton made a motion to elect Harvey, seconded by Keith Anderson. Approved Unanimously.
2. **Treasurer – Linda Bundy** has agreed to serve another 2-year term. No other nominations from the floor. Elizabeth Donahue made the motion to re-elect Linda, seconded by Barbara Anderson. Approved Unanimously.
3. **Member-At Large – Mike Waltmon** has agreed to serve another 2-year term. No other nominations from the floor. Tom Boone made the motion to re-elect Mike, seconded by Bill Bundy. Approved Unanimously.

B. Election for ACC Officers: (nominations from the Board and the floor for the open position)

1. **ACC Member-At-Large – Garret Hagen** was recommended by the board for a 2-year term replacing Andy Cooper whose term has expired. No other nominations from the floor. David Donahue made the motion to elect Garrett, seconded by Tom Boone. Approved Unanimously.

C. Dues and/or Assessments: Bill Bundy reported current dues/assessments of \$500 per year were set in 2005/2006 to maintain enough funds to cover repairs and expenses that may occur. The discussion led to suggest an adjustment to dues to match current 2023 expenses. Al Samson presented a financial model including inflation to reflect the target value of \$109,000 financial reserve for road repair to be accumulated in six years. The recommendation from the Board is an increase in annual dues/assessments from \$500 to \$750 per lot.

Elizabeth Donahue made the motion to raise the annual Dues/Assessments to \$750., seconded by Brian Cipollone. The motion was Approved by majority vote, with 1 Opposed.

D. Adding Another Mailbox -Tom Boone reported that adding an additional mailbox with four package compartments and no mail slots would cost \$3,500. The intent is to minimize the number of trips to the post office in Burnet to pick up packages. The discussion led to determining that no action was needed at this time. Members interested in adding a box for package delivery in the future should send requests to the POA Board for consideration. Scott Cason made a motion to allow the Board to decide on further actions based on ongoing member feedback. Seconded by David Donahue. Unanimously Approved.

E. Code Red: Fire Escape Plan – Bill Bundy explained that after discussion with the Fire Department, exiting through the front gate or finding a safe place on your property is the only safe option. If a fire occurs at night, trying to exit through unfamiliar pastures could result in getting lost or stranded with a punctured tire.

F. Animal Control: Bill Bundy reported a call to animal control may result in an extended response time. (When-they-get-to-it). Bill indicated that a call to Elizabeth Donahue or himself, may help locate the owners of frequently seen loose animals. Bill also offered to assist in the removal and relocation of snakes on your property. If you see an animal acting weird, it may have rabies.

G. Additional Check Signer needed. Bill Bundy reported that POA Checks require two signatures. Currently there is Linda Bundy, Treasurer and Elizabeth Donahue, Board Member-At-Large. Donna Elwell and Ken Tyson no longer live at Rocky Hollow Ranch and are to be removed from this list of approved check signers. The Board has recommended the addition of Dolene Samson, POA Secretary as a check signer for the RHR POA. Elizabeth Donahue made the motion to add Dolene Samson to this list of three RHR POA approved check signers, retaining Linda Bundy and Elizabeth Donahue. Seconded by Katherine Hilton. Unanimously approved.

H. Next meeting will be February 23rd, 2024.

I. Motion to adjourn at 11:52am made by Linda Bundy. Motion seconded by Harvey Persyn. Approved unanimously.

Minutes Submitted by: Dolene Samson, Rocky Hollow Ranch Property Owners Association, Secretary.

2023/2024 Rocky Hollow Ranch Property Owners Association, Board of Directors

President: Harvey Persyn
Vice President: Al Samson
Secretary: Dolene Samson
Treasurer Linda Bundy
Member-At Large: Elizabeth Donahue
Member-At Large: Mike Waltmon

2023/2024 Rocky Hollow Ranch, Architectural Control Committee

Chairman: Al Samson
Member-At-Large: Dave Donahue
Member-At-Large: Garret Hagen