

**Rocky Hollow Ranch Property Owners Association  
Annual Meeting Minutes  
Hill Country Fellowship Church  
February 24<sup>th</sup>, 2024**

**I. Meeting Called to Order at 10:23 am by Harvey Persyn after the completion of the WMA meeting.**

- A. **Quorum Statement:** Quorum was met with 27 votes represented. 17 lot owners attended. Proxy Forms submitted by 10 lot owners as appears below.

Lot #. Owner		Lot #. Owner	
1. Hornback	Proxy	<b>17. Boone</b>	<b>Present</b>
<b>2. Parker</b>	<b>Present</b>	18. McBride	Proxy
<b>3. Jacobson</b>	<b>Present</b>	19. McComas	Absent/No Proxy
<b>4. Swinger</b>	<b>Present</b>	<b>20. Jacobs</b>	<b>Present</b>
5. Atkinson	Proxy	21. Gollnick	Proxy
6. Malone	Absent/No Proxy	<b>22. Cason/Patton</b>	<b>Present</b>
<b>7. Donahue</b>	<b>Present</b>	<b>23. Samson</b>	<b>Present</b>
<b>8. Hilton</b>	<b>Present</b>	24. Birk /Pintar	Proxy
<b>9. Bundy</b>	<b>Present</b>	25. Doyal	Proxy
10. Janiewicz	Absent/No Proxy	<b>26. Persyn</b>	<b>Present</b>
11.Boyd	Proxy	<b>27. Meyer</b>	<b>Present</b>
<b>12. Nathe</b>	<b>Present</b>	<b>28. Mathews</b>	<b>Present</b>
13 Montgomery	Proxy	<b>29. Cipollone</b>	<b>Present</b>
<b>14. Malfer</b>	<b>Present</b>	<b>30. Anderson</b>	<b>Present</b>
15. Baker	Absent/No Proxy	31. Waltmon	Proxy
16. DeLaCruz	Proxy		

*Quorum = 75% of 31 total lots requires a minimum of 23 votes*

**II. RHR POA Reports:**

- A. **RHR POA Secretary's Report** – Dolene Samson. Minutes from RHR POA 2023 Meeting were previously emailed to members for review. Bill Bundy made the motion to approve, the motion was seconded by Robert Mathews. Minutes were approved by unanimous vote.
- B. **RHR POA Treasurer's Report** – Linda Bundy. The RHR POA 2023 Treasurer's Report was previously emailed to members for review. Barbara Anderson made the motion to approve, the motion was seconded by Dave Donahue. The report was approved by unanimous vote.
- C. **RHR POA Architectural Control Committee Report** - Al Samson reported that no new homes were started in 2023. No action required.

**III. Old Business:**

**A. Entry/Gate Report –**

Al Samson cleaned the existing light fixtures and replaced bulbs to reactivate lighting entry and the gate at night. Keith Anderson mentioned that he and his wife Barbara researched alternative light fixtures but couldn't find one that met all our requirements.

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

**B. Road Report** –Brief discussion on the current road conditions. Some cracks in the surface are visible. Acknowledgement that wear-and tear can be caused by large, heavy construction equipment and delivery services lifts. Weather conditions such as rain followed by deep freeze also contribute to reasons for road repairs.

#### **IV. New Business:**

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

1. **Vice President/ ACC Chairman – Al Samson** has agreed to serve another 2-year term. No other nominations from the floor. Robert Mathews made the motion to re-elect Al, seconded by Bill Bundy. Approved by unanimous vote.

2. **Secretary – Dolene Samson** has agreed to serve another 2-year term. No other nominations from the floor. Gaylene Boone made the motion to re-elect Dolene, seconded by Elizabeth Donahue. Approved by unanimous vote.

3. **Member-At Large – Elizabeth Donahue.** Nominations from the floor for Richard Malfer. Robert Mathews made the motion to elect Richard, seconded by Elizabeth Donahue. Approved by unanimous vote.

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

1. **ACC Member-At-Large – Robert Mathews** was recommended by the board for a 2-year term replacing Garet Hagen. No other nominations from the floor. Al Samson made the motion to elect Robert which was seconded by Bill Bundy. Approved by unanimous vote.

**C. Dues and/or Assessments:** Harvey Persyn reported that 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 POA voted to raise the dues from \$500 to \$750 at the February 2023 meeting.

Revisiting the financial model, a recommendation was made to raise the annual dues from \$750 to \$800 starting in 2024.

Keith Anderson made the motion to raise the annual Dues/Assessments to \$800, seconded by Robert Mathews Approved by unanimous vote.

It was also agreed that a committee would be formed to study how to best maximize the cash. Tami Swingler offered suggestions, based on her personal business experience. The Committee should include members of the RHR POA Board, Tami Swingler and any other volunteers who

will be tasked to identify options that would achieve the highest possible interest rate, in a safe and flexible account, then report back to the members. **Further Action is required.**

**D. Code Red: Fire Escape Plan** – The Fire Department recommends exiting through the front gate or finding a safe place on your property as the only safe option. If a fire occurs at night, trying to exit through unfamiliar pastures could result in getting lost or stranded.

Harvey reiterated his email on Wildfire risk being of great concern. We can mitigate the risk of wildfire by selectively removing cedar trees from our lots.

**Remember to wait until the end of June to trim your oak trees to prevent Oak Wilt.** The fungal disease has devastated huge areas in Burnet County and is spread by certain beetles. The beetles are most active from March through June. Trimming trees should be avoided during the Spring months.

**E. Animal Control:** Bill also offered to assist in the removal and relocation of snakes on your property.

**F. Eclipse** – watch out for traffic and wear your solar safe viewing glasses.

**G. Next meeting will be Saturday, February 22<sup>nd</sup>, 2025.**

**H. Motion to adjourn at 11:35am** made by Brian Cipollone. Motion seconded by Gaylene Boone. Approved by unanimous vote.

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

#### **2024/2025 Rocky Hollow Ranch Property Owners Association, Board of Directors**

**President:** Harvey Persyn – Mid-Term

**Vice President:** Al Samson

**Secretary:** Dolene Samson

**Treasurer:** Linda Bundy – Mid-Term

**Member-At Large:** Richard Malfer

**Member-At Large:** Mike Waltmon – Mid-Term

#### **2024/2025 Rocky Hollow Ranch, Architectural Control Committee**

**Chairman:** Al Samson

**Member-At-Large:** Dave Donahue – Mid-Term

**Member-At-Large:** Robert Mathews