

Rocky Hollow Ranch Property Owners Association
Annual Meeting Minutes
22, February 2025 – 10:30 am -12:15 pm

The meeting was called to order by Harvey Persyn at 10:30am following the close of the RHR WMA meeting.

I. RHR POA Reports:

- A. **RHR POA Secretary's Report** – Dolene Samson. Minutes from RHR POA 2024 Meeting were previously emailed to members for review. Action: Motion made by Linda Bundy to approve, second by Katherine Hilton. The minutes were unanimously approved.
- B. **RHR POA Treasurer's Report** – Linda Bundy. The RHR POA 2024 Treasurer's Report was previously emailed to members for review. Action: Motion made by Dolene Samson to approve, second by Tommy Parker. The minutes were unanimously approved.
- C. **RHR POA Architectural Control Committee Report** - Al Samson reported that in the past year, there have been two outbuildings and one new home approved by the ACC for construction to begin.

II. New Business:

A. Election of RHR POA Officers:

- 1. **President** – Harvey Persyn's term has ended. POA Board is recommending **Richard Malfer** as nominee. Tommy Parker made the motion to vote for Richard as RHR President, seconded by Scott Cason. The motion was passed unanimously.
- 2. **Treasurer**– Linda Bundy's term has ended. The POA Board is recommending **Megan Malfer** as nominee. Tommy Parker made the motion to vote for Megan as RHR Treasurer, seconded by Bill Bundy. The vote was unanimously passed.
- 3. **Member-At Large – Mike Waltmon** has agreed to another 2-year term. Dolene Samson made the motion to vote for Mike as Member-At-Large, seconded by Harvey Persyn. The vote was unanimously passed.
- 4. **Member-At Large – Mark Swingler** was nominated to replace Richard Malfer. **Dolene Samson** made the motion to vote for Mark as Member-At Large, seconded by Tommy Parker. The vote was unanimously passed.

B. Election of RHR ACC Officers:

- 1. **Member-At Large – Dave Donahue** has agreed to another 2-year term. Al Samson made the motion to vote for Dave as Member-At Large, seconded by Bill Bundy. The vote was unanimously passed.

D. Dues and/or Assessments: Harvey Persyn stated, according to an accountant, \$25,000, or approximately \$800 per lot is the maximum the POA can collect for dues without requiring filing an income tax return. Gate repairs may require \$30,000 and would necessitate an incremental capital contribution from each lot owner. **Harvey Persyn recommended the RHR POA annual dues remain at \$800.** Bill Bundy made the motion to vote on the annual dues to remain at \$800, seconded by Kim and Mike DeLaCruz. The vote was unanimously passed.

E. Entry/Gate Maintenance and Upgrade Proposal - Al Samson presented a proposed Entry Gate Maintenance/Upgrade plan from the team of Robert Mathews, Keith Anderson, Al Samson and Richard Malfer. The proposal was discussed with several suggestions from the floor.

Requirements: Keep the design as simple as possible, ensuring the safety concerns of the structure and electrical components are adequately addressed. The results must include:

- Stabilizing the two posts to support the weight of the metal gate
- Total replacement of the electrical system to meet code and have effective backup power sources for emergencies
- An emergency gate control box for Fire Department and other emergency vehicles to quickly enter through the gate
- Keep the design subtle so as not to attract too much attention to the main entrance gate
- Replace current pillar lights with pole lights that point down. A light post will be added by mailboxes
- Install a gate control switch on the inside of the gate to allow foot traffic to open and exit through the gate

Tommy Parker made a **Motion to approve the POA to move forward with the existing design to get bids from contractors**, seconded by Paula Cipollone. The vote passed unanimously.

Brady Meyer made a **Motion to approve the POA to Spend \$30,000 on the entrance upgrade**, seconded by Bruce McComas. The vote passed unanimously.

Al Samson made a **Motion to approve the POA Treasurer to collect an Incremental Capital contribution of \$1,000 per lot, due March 31, 2025, to fund the entrance upgrade project.** Seconded by Brian Cipollone. The vote passed unanimously.

F. 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 options. Harvey reiterated in his email that Wildfire is a serious risk to our subdivision. Action should be taken by every homeowner to mitigate this risk.

G. Oak Wilt: *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.

H. Next Meeting – February 28th, 2026. **Date Changed to February 21st, 2026**

Motion to adjourn made by Harvey Persyn at 12:15pm, seconded by Everyone Else. LOL

Attendance Record February 22nd, 2025

Lot #. Owner	Signature 1	Signature 2	Proxy Forms (POA/WMA)
1. Hornback			
2. Parker	Tommy Parker		Received
3. Jacobson			Received
4. Swingler	Mark Swingler	Tami Swingler	Received
5. Atkinson			Received
6. Yoreks			Received
7. Donahue			Received
8. Hilton	Katherine Hilton	Craig Hilton	Received
9. Bundy	Bill Bundy	Linda Bundy	Received
10. Janiewicz			Received
11. Boyd	John Boyd		Received
12. Hardesty	Sienna Hardesty	Ben Hardesty	
13. Montgomery			
14. Malfer	Rishard Malfer		Received
15. Baker			Received
16. DeLaCruz	Kim DeLaCruz	Michael DeLaCruz	Received
17. Boone	Gaylene Boon		
18. McBride	Desiree McBride		
19. McComas	Bruce McComas		
20. Jacobs	Kay Jacobs		Received
21. Gollnick			Received
22. Cason/Patton	Scott Cason		Received
23. Samson	Al Samson	Dolene Samson	Received
24. Birk /Pintar			Received
25. Doyal			Received
26. Persyn	Harvey Persyn	Amber Persyn	Received
27. Meyer	Brady Meyer		
28. Mathews	Robert Mathews		
29. Cipollone	Paula Cipollone	Brian Cipollone	
30. Anderson	Keith Anderson	Barbara Anderson	
31. Waltmon	Mike Waltmon		

29 of 31 lots represented. 20 present / 9 Proxy Forms - EXCELLENT!!! Thank You!!!

2025/2026 Rocky Hollow Ranch Property Owners Association, Board of Directors

President: Richard Malfer

Vice President: Al Samson – Mid-Term

Secretary: Dolene Samson – Mid – Term

Treasurer: Megan Malfer

Member-At Large: Mark Swingler – Mid Term

Member-At Large: Mike Waltmon

2024/2025 Rocky Hollow Ranch, Architectural Control Committee

Chairman: Al Samson – Mid-Term

Member-At-Large: Dave Donahue

Member-At-Large: Mark Swingler