

Rocky Hollow Ranch Property Owners Association Annual Meeting Minutes February 21, 2026

The meeting was called to order by Richard Malfer at 10:11AM following the close of the RHR WMA meeting.

I. RHR POA Reports:

- A. **RHR POA Secretary's Report (Dolene Samson)** - Minutes from RHR POA 2025 Meeting were previously emailed to members for review. **Motion** made by Al Samson to approve, second by Katherine Hilton. **Vote: Report was unanimously approved.**
- B. **RHR POA Treasurer's Report (Megan Malfer)** – The RHR POA 2025 Treasurer's Report was previously emailed to members for review. **Motion** made by Tami Swingler to approve, second by John Boyd. **Vote: Report was unanimously approved.**
- C. **RHR POA Architectural Control Committee Report (Al Samson)** - Construction for lot 12 was majority of the work for 2025.

II. New Business:

Election of RHR POA Officers:

- 1. **Vice President** – Al Samson's Term has ended. **Motion** made by Desiree McBride to nominate Al Samson for Vice President, second came from Elizabeth Donahue. **Vote: Unanimous approval for Al Samson as Vice President.**
- 2. **Secretary** – Dolene Samson's term has ended. **Motion** made by Megan Malfer to nominate Dolene Samson for Secretary, second came from Elizabeth Donahue. **Vote: Unanimous approval for Dolene Samson as Secretary.**

A: Dues and/or Assessments: Richard Malfer recommended the RHR POA annual dues remain at \$800 Annually. **Motion** by John Boyd to vote on the annual dues to remain unchanged, second came from Benny Partin. **Vote: unanimously approved for RHR POA Dues to remain at \$800 annually.**

B: Repairs to Main Road – Bruce McComas made the **Motion** for the POA Board to provide clarity on Main Road Financials, specifically short and long-term proposal for allocations of funds. Second came from John Boyd. **Discussion** led to **Amend the Motion** to add a Road Committee by Keith Anderson and second by Dave Donahue. The Committee of Volunteers include Keith Anderson, Dave Donahue, Cole Green, Benny Partin and Al Samson. They are tasked with road evaluation and developing a short and long-term proposal for actions and funding.

The Road Committee report will be provided to the POA Board and distributed to all property owners for review and discussion. RHR POA approval is required for any recommended actions. **VOTE: Richard requested a Vote from the floor to approve the previously described plan for action. The plan was unanimously approved. Action: Road Committee to meet and prepare recommendations for the POA Board and Property Owners in 60 days. due date is April 23, 2026.**

C. Repairs to Bridges and Culverts – *Motion* made by Dave Donahue to approve the immediate spending of up to \$7,000 on repairs to bridges and culverts, second came from Desiree McBride. **Vote: Unanimously approved.**

D. Brush Removal, Mowing, weed eating along Road Right-of-Way; E. Adding Landscaping to Entrance; F. Holiday Decorations to Entrance and fence line. *Motion* to *Table* these three agenda items for now made by Gaylene Boone, second by Katherine Hilton. **Vote: Unanimously approved.**

G. 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. **Action: Dolene Samson to work with Cathy Jacobson to update the Emergency Call Tree with new members contact information and distribute to the RHR POA within the next 30 days.**

H. New Gate Code Operators – *Discussion prompted* Action: POA Board will create documentation on gate functions for distribution to all Property Owners within next 30 days.

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.

Next Meeting – February 20th or 27th, 2027 based on location availability.

Motion to adjourn made by Bruce McComas at 11:42 am, seconded by the floor.

Attendance Record February 21st, 2026

Lot #. Owner	Attendance
1. Green	Present
2. Parker	Absent
3. Jacobson	Received Proxy
4. Swingler	Present
5. Atkinson	Received Proxy
6. Yoreks	Received Proxy
7. Donahue	Present
8. Hilton	Present
9. Bundy	Present
10. Janiewicz	Absent
11. Boyd	Present
12. Hardesty	Present
13. Montgomery	Absent
14. Malfer	Present
15. Baker	Received Proxy
16. DeLaCruz	Present
17. Boone	Present
18. McBride	Present
19. McComas	Present
20. Jacobs	Received Proxy
21. Gollnick	Absent
22. Cason/Patton	Present
23. Samson	Present
24. Birk	Received Proxy
25. Doyal /Partin	Present
26. Persyn	Present
27. Meyer	Absent
28. Mathews	Received Proxy
29. Cipollone	Received Proxy
30. Anderson	Present
31. Waltmon	Present

26 of 31 lots represented. 18 Present / 8 Proxy Forms - EXCELLENT!!! Thank You!!!

2026/2027 Rocky Hollow Ranch Property Owners Association, Board of Directors

President: Richard Malfer – Mid-Term

Vice President: Al Samson

Secretary: Dolene Samson

Treasurer: Megan Malfer – Mid – Term

Member-At Large: Mark Swingler Mid – Term

Member-At Large: Mike Waltmon Mid – Term

2026/2027 Rocky Hollow Ranch, Architectural Control Committee

Chairman: Al Samson – Role of RHR POA Vice President

Member-At-Large: Dave Donahue

Member-At-Large: Mark Swingler