

**POA of River Rock Ranch, Inc.  
14603 Huebner Road, Building 40  
San Antonio, Texas 78230**

**Board Meeting Notice**

**Date:** March 2, 2022

**Time:** 2:00 p.m.

**Location:** River Rock Ranch- Zoom Meeting

**Join Zoom Meeting**

<https://us02web.zoom.us/j/85437471315?pwd=b09DWEIvbm8rcTVSRUh6Z0xybnBWZz09>

**Meeting ID:** 854 3747 1315

**Passcode:** 603705

**One tap mobile**

+13462487799,,85437471315#,,,,\*603705# US (Houston)

+12532158782,,85437471315#,,,,\*603705# US (Tacoma)

**Dial by your location**

+1 346 248 7799 US (Houston)

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The POA of River Rock Ranch Board of Directors may, at any time during the membership meeting, close the meeting and hold an executive session for discussion and consultation concerning any of the matters to be considered during the meeting pursuant to Section 209.0051 (c) of the Texas Property Code.

The Board of Directors will consider the following agenda items which shall be presented for deliberation and/or action:

**Agenda**

- Call to Order
- Determination of Quorum
- Approval of previous meeting minutes
- Approve 2022 Budget
- Approve 2021 Board Resolutions
- Adjourn to Executive Session (**Executive Session closed to homeowners**)
- Reconvene from Executive Session (remainder of meeting open to all)
- Adjournment

**POA of River Rock Ranch, Inc.**  
**14603 Huebner Road, Building 40**  
**San Antonio, Texas 78230**

**Date:** April 6, 2021  
**Location:** Zoom Virtual Meeting  
**Time:** 2:00 p.m.

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**Board of Directors Meeting**  
**UNAPPROVED**  
**Minutes**

- Call to Order
  - o Meeting was called to order at 2:03 p.m.
- Determination of Quorum
  - o Quorum met.
  - o Directors present: Karl Alexander; Mark Schramek; and Jeff Hutzler. Also present: Matthew Holbrook, DAMC
- Approval of previous meeting minutes. Karl motioned for approval. Mark seconded.
- Ratify previous Board decisions. Karl motioned for approval. Mark seconded.
- New business
  - o 2<sup>nd</sup> bridge update
    - Finalizing bid process. Waiting for FEMA to complete final notifications. After approval, will put up temporary fence after last trees are removed to prevent trash dumping.
    - Wayne Rogers is secured as General Contractor. He is waiting on two bids from subcontractors to do the building of the bridge.
    - Upon final approval from FEMA, it will take Wayne Rogers to clear the trees, build embankment, and drill shaft, then 90-120 days from then to finalize actual building of the bridge.
  - o CTI contract and use of Beamer Road
    - Attorney for CTI sent letter accusing the Association of dumping trash and removing trees belonging to CTI.
    - BOD obtaining legal opinion to see if the date has been extended and whether access must be granted regardless of the Purchase Contract based on public safety and need for ingress/egress out of the community.
  - o 2nd pool status/timeline
    - Contractor will start in July 2021. Expect the pool to be available for swimming by next Spring.
  - o Repairs to curbs and roundabouts from damaged caused by DNT trucks
    - Need to determine if there will be additional damage before obtaining a proposal and reclaiming the area.
- Open Forum Discussion
  - o Ask Texas Parking Lot to access if there is additional damage to the road caused by a sink hole at 25824 Green Terrace.
  - o An eblast was sent out notifying Homeowners that they should only enter/exit out of River Ranch until further notice.
  - o Sherriff should be called if anyone feels threatened by anyone coming into the community.
  - o Lazy river is not working.
- Adjourn to Executive Session (Executive Session closed to homeowners)
  - o Account number 9496
    - The BOD will not approve the ARC request to install a fence beyond the homeowner's property line.
  - o Account number 5849
    - The BOD agreed to move forward with corrective actions until the homeowner has restored the property to its original condition.
- Adjournment
  - o Meeting adjourned at 3:10 p.m.

# River Rock Ranch

# 2022 Budget- Draft

INCOME	2021 Actual	2021 Budget	Difference	2022 Budget
<b>Operating Income</b>				
4010- Assessments	\$324,826.00	\$324,056.25	\$769.75	\$336,000.00
4012- Builder Assessments	\$8,346.20	\$0.00	\$8,346.20	\$0.00
4020- Late Charges	\$1,509.23	\$0.00	\$1,509.23	\$0.00
4030- Interest Income	\$1,605.30	\$0.00	\$1,605.30	\$0.00
4050- Miscellaneous Income	\$1,275.00	\$0.00	\$1,275.00	\$0.00
4056- Working Capitol Contribution	\$10,735.20	\$0.00	\$10,735.20	\$0.00
<b>Total Operating Income</b>	<b>\$348,296.93</b>	<b>\$324,056.25</b>	<b>\$24,240.68</b>	<b>\$336,000.00</b>
<b>Other Income</b>				
4160- Admin Fee	\$1,222.11	\$0.00	\$1,222.11	\$0.00
4161- Paid to Wrong Vendor	\$93.77	\$0.00	\$93.77	\$0.00
4165- Pool Income	\$966.05	\$0.00	\$966.05	\$0.00
4070- Headlight Stickers	\$1,857.48	\$0.00	\$1,857.48	\$0.00
<b>Total Other Income</b>	<b>\$4,139.41</b>	<b>\$0.00</b>	<b>\$4,139.41</b>	<b>\$0.00</b>
<b>Total INCOME</b>	<b>\$352,436.34</b>	<b>\$324,056.25</b>	<b>\$28,380.09</b>	<b>\$336,000.00</b>
<b>EXPENSES</b>				
<b>Administrative Expenses</b>				
6102- Postage	\$2,146.91	\$2,000.00	\$146.91	\$2,200.00
6103- Printing	\$227.18	\$1,000.00	-\$772.82	\$500.00
6104- Management Fees	\$24,870.60	\$23,200.00	\$1,670.60	\$25,731.60
6106- Bank Fees	\$0.00	\$50.00	-\$50.00	\$0.00
6107- Meeting Expense	\$704.49	\$800.00	-\$95.51	\$800.00
6108- Accounting Fees	\$800.00	\$800.00	\$0.00	\$800.00
6109- Legal Fees	\$2,939.00	\$2,000.00	\$939.00	\$2,000.00
6115- Professional Fees	\$0.00	\$100.00	-\$100.00	\$0.00
<b>Total Administrative Expenses</b>	<b>\$31,688.18</b>	<b>\$29,950.00</b>	<b>\$1,738.18</b>	<b>\$32,031.60</b>
<b>Committee Expenses</b>				
6161- Social Committee	\$3,067.73	\$7,500.00	-\$4,432.27	\$8,000.00
<b>Total Committee Expenses</b>	<b>\$3,067.73</b>	<b>\$7,500.00</b>	<b>-\$4,432.27</b>	<b>\$8,000.00</b>
<b>Gate Expenses</b>				
6201- Maintenance Contract	\$1,461.38	\$1,500.00	-\$38.62	\$1,500.00
6202- Security Camera Contract/Mainten.	\$3,300.25	\$0.00	\$3,300.25	\$6,000.00
6203- Supplies/Repairs	\$28,342.89	\$10,000.00	\$18,342.89	\$5,000.00
6210- Headlight Tags	\$168.00	\$300.00	-\$132.00	\$200.00
6211- Equipment Upgrades	\$937.45	\$0.00	\$937.45	\$500.00
<b>Total Gate Expenses</b>	<b>\$34,209.97</b>	<b>\$11,800.00</b>	<b>\$22,409.97</b>	<b>\$13,200.00</b>
<b>Grounds Expenses</b>				
6301- Improvements	\$15,708.37	\$5,000.00	\$10,708.37	\$2,000.00
6302- Landscape Maintenance Contract	\$33,739.98	\$32,086.00	\$1,653.98	\$38,000.00
6303- Repairs (Minor)	\$2,028.67	\$2,000.00	\$28.67	\$2,000.00
6304- Tree Maintenance	\$0.00	\$2,000.00	-\$2,000.00	\$0.00
6305- Drainage Easements/Greenbelts	\$26,692.66	\$25,000.00	\$1,692.66	\$28,000.00

6307- Irrigation Repair	\$1,997.23	\$3,000.00	-\$1,002.77	\$2,000.00
6314- Removal of Trash/Debris	\$113.66	\$1,000.00	-\$886.34	\$500.00
<b>Total Grounds Expenses</b>	<b>\$80,280.57</b>	<b>\$70,086.00</b>	<b>\$10,194.57</b>	<b>\$72,500.00</b>

### Insurance Expenses

6401- Property/Liability Insurance	\$7,196.00	\$6,200.00	\$996.00	\$7,200.00
6402- Directors & Officers	\$2,715.00	\$3,000.00	-\$285.00	\$2,800.00
6404- Umbrella Insurance	\$435.00	\$500.00	-\$65.00	\$500.00
6405- Crime	\$263.00	\$300.00	-\$37.00	\$300.00
<b>Total Insurance Expenses</b>	<b>\$10,609.00</b>	<b>\$10,000.00</b>	<b>\$609.00</b>	<b>\$10,800.00</b>

### Other Expenses

6501- Holiday Decorating	\$4,020.00	\$5,000.00	-\$980.00	\$5,000.00
6502- Contingency	\$0.00	\$2,970.25	-\$2,970.25	\$303.40
6507- Donations	\$200.00	\$0.00	\$200.00	\$0.00
<b>Total Other Expenses</b>	<b>\$4,220.00</b>	<b>\$7,970.25</b>	<b>-\$3,750.25</b>	<b>\$5,303.40</b>

### Other Maintenance Expenses

6601- Signage	\$15,420.06	\$9,000.00	\$6,420.06	\$1,000.00
6602- Walls/Fences	\$2,212.63	\$7,000.00	-\$4,787.37	\$5,000.00
6603- Streets (Minor Repairs)	\$0.00	\$2,000.00	-\$2,000.00	\$2,000.00
6607- Street Sweeping	\$0.00	\$1,000.00	-\$1,000.00	\$0.00
6609- Lighting/Electrical	\$2,185.09	\$1,000.00	\$1,185.09	\$1,500.00
661- General Maintenance	\$1,975.00	\$0.00	\$1,975.00	\$500.00
<b>Total Other Maintenance Expenses</b>	<b>\$21,792.78</b>	<b>\$20,000.00</b>	<b>\$1,792.78</b>	<b>\$10,000.00</b>

### Property Tax Expenses

6701- Property Tax	\$0.00	\$50.00	-\$50.00	\$400.00
6703- Federal Income Taxes	\$673.00	\$0.00	\$673.00	\$500.00
<b>Total Property Tax Expenses</b>	<b>\$673.00</b>	<b>\$50.00</b>	<b>\$623.00</b>	<b>\$900.00</b>

### Utility Expenses

6802-6804- Electricity	\$18,764.07	\$16,000.00	\$2,764.07	\$18,000.00
6840- Telephone (Other)	\$1,245.76	\$2,500.00	-\$1,254.24	\$1,250.00
6844- Internet	\$1,410.24	\$700.00	\$710.24	\$1,415.00
6845- Wireless Service for Cameras	\$682.65	\$300.00	\$382.65	\$700.00
6847- Cable Tv Service	\$990.09	\$900.00	\$90.09	\$1,000.00
6851-6855- Water	\$8,794.21	\$10,000.00	-\$1,205.79	\$9,000.00
<b>Total Utility Expenses</b>	<b>\$31,887.02</b>	<b>\$30,400.00</b>	<b>\$1,487.02</b>	<b>\$31,365.00</b>

### Pool Maintenance

6901- Supplies & Chemicals	\$3,554.28	\$3,500.00	\$54.28	\$3,500.00
6902- Janitorial	\$0.00	\$100.00	-\$100.00	\$0.00
6903- Maintenance Contract	\$10,740.00	\$11,000.00	-\$260.00	\$11,000.00
6904- Emergency Telephone	\$895.68	\$900.00	-\$4.32	\$900.00
6905- Equipment	\$0.00	\$1,000.00	-\$1,000.00	\$500.00
6907- Pool Gate Cards	\$514.19	\$500.00	\$14.19	\$500.00
6908- Minor Pool Repairs	\$0.00	\$3,000.00	-\$3,000.00	\$500.00
6915- Pool Monitors	\$7,916.50	\$10,000.00	-\$2,083.50	\$0.00
<b>Total Rec Area Expenses</b>	<b>\$23,620.65</b>	<b>\$30,000.00</b>	<b>-\$6,379.35</b>	<b>\$16,900.00</b>

### Recreational Area

7001- Parks & Playground	\$5,120.02	\$10,000.00	-\$4,879.98	\$6,000.00
7005- Building Repairs & Maintenance	\$5,759.94	\$2,000.00	\$3,759.94	\$5,000.00

7006- Recreational Area Plumbing	\$270.00	\$1,000.00	-\$730.00	\$500.00
7007- HVAC	\$0.00	\$1,000.00	-\$1,000.00	\$1,000.00
7008- Rec Area Cleaning Contract	\$32,098.00	\$28,800.00	\$3,298.00	\$33,000.00
7008- Rec Area Supplies	\$0.00	\$1,000.00	-\$1,000.00	\$0.00
7009- Gym Equipment	\$7,184.45	\$8,000.00	-\$815.55	\$7,500.00
<b>Total Rec Area Expenses</b>	<b>\$50,432.41</b>	<b>\$51,800.00</b>	<b>-\$1,367.59</b>	<b>\$53,000.00</b>
<b>Reserve Funding</b>				
9101- Transfer to Reserves	\$50,000.00	\$50,000.00	\$0.00	\$15,000.00
<b>Total Reserve Funding Expenses</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>	<b>\$0.00</b>	<b>\$15,000.00</b>
<b>Security</b>				
6251- Roving Patrols	\$595.38	\$3,000.00	-\$2,404.62	\$67,000.00
6253- Equipment/ Supplies	\$0.00	\$500.00	-\$500.00	\$0.00
6255- Surveillance Cameras	\$3,269.94	\$1,000.00	\$2,269.94	\$0.00
<b>Total Other Income</b>	<b>\$3,865.32</b>	<b>\$4,500.00</b>	<b>-\$634.68</b>	<b>\$67,000.00</b>
<b>Total EXPENSES</b>	<b>\$346,346.63</b>	<b>\$324,056.25</b>	<b>\$22,290.38</b>	<b>\$336,000.00</b>
<b>OPERATING NET INCOME</b>	<b>\$6,089.71</b>	<b>\$0.00</b>	<b>\$6,089.71</b>	<b>\$0.00</b>
<b>RESERVE ACCOUNTS</b>				
<b>Reserve Expenses</b>				
9111- Gate Major Repairs/Replacement	\$0.00	\$0.00	\$0.00	\$0.00
9114- Grounds Major Repairs	\$0.00	\$0.00	\$0.00	\$0.00
9120- Miscellaneous/Other	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Other Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>