



Board of Directors Meeting

April 9, 2010

1. The second 2010 River Ridge Ranch (RRR) Board of Directors (BOD) meeting began at 7:15 p.m., March 24, 2010, at the home of Lisa Gross.

2. Members present:

President	Pat Lisowski
Vice President, Operations	Ace Turland
Vice President, Administration	Ed Freeman
Vice President, Finance/Treasurer	Lilly Kittredge
Vice President, Secretary	Lisa Gross

Members absent: None

Others Present:

Chairman, Architecture Committee	Deb Turland
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3. Opening Remarks: Pat Lisowski opened the meeting by welcoming board members and the addition of Deb Turland, Chairman of the Architectural Committee.

4. Old Business:

A. The minutes from the February 24<sup>th</sup> meeting were reviewed. Deb motioned to approve Ace second and the minutes were approved and signed. They will be posted on the website.

B. Copies of the Second Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions of River Ridge Ranch were distributed for final review.

C. Resolution to Amend the Covenants was reviewed. Within the next few weeks Pat will sign, notarize, and file the document with Bell County.

D. Funding road maintenance. This is a long-term goal that we want to work on as a board. Next month Pat will get with the Bell County engineers to have the roads assessed. He will coordinate with John Fisher whose property is adjacent to River Ridge Ranch. There was discussion about two different philosophies in addressing the roads. One is that we just repair just those areas that need repaired versus a plan to resurface the entire RRR roads every 7 (or pre-determined) years. This action will be carried to the next meeting.

5. Reports:

A. VP, Operations (Ace).

(1). Lot 7 Section 1, Lawrence property. The variance was approved and paperwork completed.

(2). Roads. The pothole in the road in front of the Gillaine's was patched. If we have enough materials to patch we're going to get a bid on a big repair – estimated at \$5.00/ft.

(3). Oncor update. On April 1<sup>st</sup> the Public Utilities Commission will meet and there will be more information to follow; by law April 5<sup>th</sup> is the deadline. The group is asking for more monetary donations to cover legal fees. *Update: PUC Commissioners pick Route 207 and require use of monopoles on 4 or 5 miles of Route 207 closest to the Lampasas River. (E-mail sent to RRR landowners)*

B. VP, Administration (Ed). All correspondence to home and landowners will be prepared and signed by Ed.

C. VP, Treasurer (Lilly): March financials:

Assets	Balance March 31, 2010
Operating	31,800.04
Reserve	6,113.58
CDs (2)	63,133.56
Accts Receivable	4,862.00
<b>Total Assets</b>	<b>101,1047.18</b>

D. Secretary (Lisa). Will work with John Parker on the web site.

5. New Business:

A. Architectural Committee Report: Deb provided an update to the status of fences in the area. Melita Wright submitted fence, front gate and storage building plans – all were approved. Rivera's fence is being built; Releford's gate is planned for May. Bentley plans were submitted for review. A written report was submitted for the record

B. Lampasas River Float this weekend, April 1<sup>st</sup> Oncor meeting and the spring cleanup were discussed.

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6. Pat adjourned the meeting at 9:00 p.m., thanked the board for keeping the meeting on time and discussions on target. The next meeting will be Tuesday, April 27<sup>th</sup>, 7:00 p.m. at Ace Turland's home.

Lisanne G. Gross  
Secretary

Minutes Approved

Patrick Lisowski  
President