



Board of Directors Meeting

May 31, 2010

1. The fourth 2010 River Ridge Ranch (RRR) Board of Directors (BOD) meeting began at 7:12 p.m., May 25, 2010, at the home of Lilly Kittredge.

2. Members present:

President	Pat Lisowski
Vice President, Operations	Ace Turland
Vice President, Finance/Treasurer	Lilly Kittredge

Members absent:

Vice President, Administration	Ed Freeman
Vice President, Secretary	Lisa Gross

3. Opening Remarks: Pat Lisowski opened the meeting by welcoming board members and noted excused absences of two board members. Because there was a quorum, the meeting was held as planned.

4. Old Business:

A. The minutes from the April 27th were reviewed. Lilly motioned to approve, Ace seconded. The membership minutes were approved and signed and will be posted on the website.

B. Funding road maintenance. Pat stated he is still pursuing this item. Pat is interested in bringing in an engineer to look at our roads – will work with the Director of Operations to make this happen. In addition, he spoke to the County Commissioner, John Fisher, about having a county engineer come out to see our roads.

5. Reports:

A. VP, Operations (Ace).

(1). Releford's fence was due in May; he stopped to see Ace with plans and trying to get the fence built.

(2). Gate keypad housing repair: Eddie Barron billed the association for \$1600 for the work at the gate. We still have to fix the light over the keypad and we can do this ourselves. Discussion is ongoing about the barrier or ballast to prevent the vehicles from getting too close. Ace did not tell Eddie Barron to install the ballast and Randolph Hayes told Ace that if we don't put in the ballast it's going to be hit again. This issue is still being considered/reviewed. Pat recommended Ace

talk to Randolph about the project. Pat was impressed with his fence guy and feels he would be a good resource for RRR.

(3). Signs: (carried over from April): A speed limit sign on RRR road was taken and needs to be replaced; this has been ordered. Lilly brought up the question as to whether or not the RRR signage can be considered monetary assets to the POA? She will look into whether or not we get a tax credit for signage we put up for the POA.

(4). Clean Up Day: overall went well. Much appreciation for all of the volunteers who came out and helped. Lilly has asked for receipts, as she has not received any to date. Someone has patched more holes in the road, not certain who did this last patch work.

(5). Camping in the Parks: There have been campers at the parks, more than once. Concern is whether or not they are authorized homeowners or guests – both have been found camping. There are rules about camping and the covenants state that there should be no one there after midnight. Ace will look into this and we'll get information posted on the website and the newsletter. We need one set of rules for these areas.

(6). Trails: Omar Lozo has been working on the trails. Crestwood and RRR section has been cleaned out and it looks wonderful. Pat visited some other areas and stated that RRR trails are much nicer and have better views than others he's visited in Texas. Ace is concerned that the trail committee needs some money for the work that needs to be done to improve the trails.

B. VP, Administration (Ed). Not in attendance but Pat mentioned a letter that Ed prepared for one homeowner on behalf of the Board – will be filed separately.

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

Assets	Balance April 30, 2010
Operating	17,751.41
Reserve	21,122.02
CDs (2)	63,445.20
Accts Receivable	4,582.00
Total Assets	106,900.63

D. Secretary (Lisa). Not in attendance. Will continue to work with John Parker on the web site. We have RRR stickers – contact Lisa (lisa_gross@hotmail.com, 793-3316) if you need one for your automobile.

6. New Business:

A. The Board received e-mail from Alliance stating that on May 13th they received a deliver of mail from April 26-30 -- mail not delivered by the U.S. Postal Service that contained mail, bills,

payments, etc. Lilly said they reviewed the mail with our liaison and do not think any of our property or homeowners were affected by this delivery problem.

B. Lumber loss from work site. A police report was filed by a builder in reference to a missing lumber delivery at or around Friday, May 14th. It was noted that for property crime the police will not run every license plate. Brian Trahan checked the video camera for any noticeable trucks carrying lumber but could not see much. This led to discussion of the usefulness of the camera. Lilly stated a bigger picture is needed – of the gate and keypad (damage in April to the frame and light). So, the board members will look into this to see what it would take to expand the area recorded by the camera. We will contact the security company for a meeting.

C. We will be working on the July (semi-annual) newsletter this month.

7. Pat adjourned the meeting at 8:15 p.m. The next meeting will be Tuesday, June 22nd, at Ed Freeman's home.

ORIGINAL SIGNED

Lisanne G. Gross
Secretary

Minutes Approved

ORIGINAL SIGNED

Patrick Lisowski
President