



Annual Meeting

October 15, 2018

6:30 pm Business Meeting

The meeting was brought to order by President, Jeff Talarico. Jeff introduced the new residents.

Wade Ivy gave a report from KISD regarding the upcoming bond election. Increase in the tax rate does not apply to those over 65. Bond elections are for capital improvements not salaries. The most important projects were established over 6 meetings with the committee. Aging infrastructures on all campuses except for Tivy High School is one of the reasons for the bond issue. Priority is safety and security. A \$200,00 house would see an \$11 a month increase in their property taxes.

Brian Hargrove gave a report on RHCC. The Club had 511 last year and this year they saw an increase to 575 members. 28 more social members and 22 non-residents members. Brian's goal is to get to 600 by the end of the year. Increase is due to a great chef, golf course is in great shape, dining experience and Gil with special events. The consistent staff has stepped it up this past year and is working hard to take care of members.

Kevin Bartholomew has returned as the golf superintendent so course is in great shape. They try to create a family atmosphere at Riverhill Country Club.

Reclaimed water system project is still a go. The city still have to finish the connection and pump house building. Mr. Bradford, who lives on Antelope Trail, gave permission for the pump house to be constructed on his property. Golf course usage is for members only. If you are not playing golf, do not use of the cart path. Liability insurance is the reason for this rule.

Mark McDaniel, City Manager, gave his praise for the National Night Out event here in Riverhill. He stated the Importance of knowing who your neighbors are and for everyone to look out for each other and their property. If you see something, say something.

Mark spoke of our "beloved traffic circles". He said that they are working on Riverhill Blvd. as a calming effect. It does slow down the traffic. The calming circles have also helped to keep big trucks from going through Riverhill Blvd and the police are enforcing that rule. He thanked the HOA for the working with the city on the beautification of those circles. Unprecedented street work including overlay and crack seal were done this year. They have budgeted for more of this work for next year. The city will consult with the HOA as to which streets are the priority. Reuse water telemeter antenna is to be moved from the corner of Antelope Drive and Riverhill Blvd. It is necessary for the reuse pond to measure water flow. They are not sure yet where it is to be moved.

Kerrville 2050 Steering committee had 1/4 of the committee from Riverhill residents. Those 1/4 had a strong hand in making decisions for the future. Trying to keep the sprawl from happening and working more on what we have presently. New thoroughfare plan for the connection of Highway 173 to Highway 16 behind Kerr Schreiner Park but won't happen until more development occurs on the land the new road would pass through.

A quorum was established for our business meeting.

Minutes: There was a motion to approve the minutes from last year. There was a second motion as was approved.

Treasurer's Report: Jeff gave the totals for the year. He stated that more money was spent this year due to Christmas gathering, Ice cream social, National Night Out and the landscaping of traffic circles on Riverhill Blvd. A motion was made to accept the financials, a second was made. Motion passed. (see separate financial report)

Annual Review: Jeff stated that in his first year he has learned a lot about being the president of an HOA. He learned that complaints could be handled by simply talking to your neighbors. He established the fact that The Association can do a lot of good for the property values; although we have 7 different sets of covenants in Riverhill and it is difficult to disseminate the rules for each section. He would like to see us set up a committee to simplify and combine these 7 covenants into one set. Jeff stated that there we 14 permit applications through the Architectural Control Committee that were approved including; one for new construction.

Membership: Karen Guerriero gave her membership report. The total for last year was 305 out of a possible of 670 members. This represents less than half of the people that live here. It should be the number one priority for the new board to increase membership.

Wildlife Committee: Karen stated that the three year deer survey has been completed and the number totals have gone down consistently over these past three years. She again cautioned people not to feed the deer.

Riverhill Living Magazine: We always need new content and ideas to keep this great magazine going for years to come. We have lots of interesting people in Riverhill that others would find interesting to read about. Let us know your travels, talents and ideas for upcoming issues.

First Annual Christmas Lighting Contest: The contest begins December 1st, judging on December 8th and winners announced at the APOR Christmas party on December 13, 2018. See website for application to enter contest.

Real Estate Report: Carolyn Northcutt gave this report. She let everyone know that the over 65 exemption is to be filed on January 1, after you have purchased the property the previous year, to freeze school taxes. The assessed value of your home is important. If you feel your assessment value is too high, you can contest it. The instructions are on the back of your tax form. Carolyn reminded attendees that the market value is not necessarily the same as the assessed value

This last year the largest percentage of homes for sale in Riverhill (does not include the Terrace, The Oaks, Highridge) were in the \$200,000 to \$300,000 range. Presently there are 24 homes on the market in Riverhill. 37% are in the prime market. Age of the homes is one thing that makes selling difficult, especially the ones that need an extreme amount of updating. The Riverhill Living Magazine is a great selling tool for potential new owners. When they see the magazine, they feel like they are buying into a lifestyle as well as a beautiful home and neighborhood.

Recognition of Outgoing members: Karen Guerriero, Carolyn Northcutt and Gary Cochrane

Election of New Officers: Bart Jones, Mindy Wendele and Jo Anne English

A motion to adjourn was made and seconded. Motion passed.

The meeting adjourned at 7:32 pm.

