



2021 ANNUAL MEETING
OCTOBER 18, 2021
CHECK IN/SOCIAL HOUR 5:30pm -6:00pm
BUSINESS MEETING 6:00PM

MINUTES

- CALL TO ORDER & OPENING REMARKS BILL WHITE
 - Meeting called to order at 6:02PM
 - Request to hold questions to designated agenda section
 - Request to hold questions affecting any given individual to after the formal meeting
 - Introduction of Brian Hargrove
- RIVERHILL COUNTRY CLUB ANNUAL UPDATE BRIAN HARGROVE
 - One year ago membership was at 670, currently at 687
 - Non-resident & associate plus membership categories have been discontinued
 - Resident, social, junior, junior executive, senior, and corporate memberships offered
 - Initiation fees are applicable to all memberships
 - Special membership category for first responders now offered
 - Golf course improvements noted – sod, new path extensions, tree trimming
 - No questions
- CERTIFICATION OF PROXIES AND VERIFICATION OF QUORUM HUT SMITH
 - Quorum established, proxies certified
- READING OF MINUTES FROM 2020 ANNUAL MEETING NIEL POWERS
 - Motion made and seconded, minutes approved
 - (Minutes provided in hard copy to all attendees)
- APPROVAL OF AGENDA FOR MEETING NIEL POWERS
 - Motion made and seconded, minutes approved
 - (Agenda provided in hard copy to all attendees)
- REPORTS OF OFFICERS
 - ❖ FINANCIAL (2020 PERFORMANCE & 2021 PROPOSED BUDGET) BILL WHITE
 - Bill served as treasurer for the year
 - First time in 5 years, dues exceeded expenditures
 - Cash reserve: 9K last year, 6K added this year, over 50% increase
 - Motion to accept budget made, seconded, and accepted
 - Tentative project budet presented in printed form to all attendees
 - Eliminated admin. Expenses, bylaws are done so that allocation will be moved to CCR enforcement for 2022.
 - Looking to retain legal counsel for CCR enforcement purposes if needed
 - Additional allocations for future social events for members.
 - Budget will be presented to new board (according to change in bylaws) in first meeting.
 - No questions

❖ REPORT OF SECRETARY

NIEL POWERS

- Noted that approx.. ½ of Riverhill eligible owners were members in 2021
- Detailed 4 main communication methods to reach both members and non-members
 - Riverhill Living Magazine reaching all residents four times annually
 - Paper-based mailings, traditionally used once annually, reaching all residents, but expensive (almost \$1K for this year's mailing)
 - Website for all residents (see note on future plans), updated and enhanced more regularly going forward.
 - eMail blasts going only to members, fastest, least expensive communication method.
 - Noted that all forms and documents needed by members are on the website, as well as monthly Kerrville newsletters.
- Going forward, greater emphasis will be put on email and website, less on paper mailings.
 - Accommodations for those w/o computer access or email.
 - Additional website enhancements planned, with private members area.
- Question concerning new residents, noted the KCAD database has information, Jill provides reports on sales in Riverhill.
- REAL ESTATE UPDATE
 - 43 properties sold YTD
 - Avg. days to close 93
 - Lowest 177K, Highest 1.8M
 - Avg. prices \$37K
 - Best price are \$250-400, with \$300K being the best price point.
 - Question concerning number of houses currently on market – unknown
 - (Later confirmed to be 4, with 2 under contract)

❖ ARCHITECTURAL CONTROL

DOUG HOLMES

- Bethany & Jill noted as members, thanked
- A history of Riverhill and the 18 different sections was presented to the audience.
 - Developers turned over to Riverhill CC, which in turn formed APOR
 - Bylaws established the ACC with at least 3 members
 - Texas law just changed to ban board members from the ACC, resulting in a new ACC being formed for 2022 (still to be done)
 - Noted that CCRs apply to ALL residences in Riverhill, not just members. ACC charged with enforcement throughout Riverhill.
 - Noted that bylaws apply ONLY to members, not all residents
 - Addressed the fact that the CCRs are not consolidated due to difficulty in obtaining approval from all Riverhill residents, not just members.
 - Noted that city permits are NOT an exemption from the ACC requirements and approval process
 - Noted that new construction efforts are not just approved, they are checked at all stages of construction to ensure it matches the application and the CCRs
 - 30 day window of response detailed, including issues with not meeting that deadline in the past, but heavily focused now.
 - 2 applications approved by default early in the year
 - 3 applications for new construction approved, currently under construction
 - 35 applications approved for exterior renovations
 - 3 applications pending for exterior renovations

- Responded to over 100 inquiries from homeowners & potential homeowners
- 75 letters sent out on 10 different occasions concerning non-compliance issues
- Thanked the members for helping in keeping up the property values and compliance with the CCRs

❖ MEMBER SERVICES

HUT SMITH

- Thanked audience, particularly in light of cancelling last year's meeting
- Riverhill Living Magazine – used as outreach and highlighting different members and groups of members in the magazine
- Yard of the Month – leave of absence due to freeze. Decision made to not do YoM during winter months, Dec-February. Noted that we also decided to highlight some of the backyards seen from the golf course
- National Night Out – celebrated in August across the nation, but October here in Texas Riverhill had eight of the ten locations in Kerrville, between 150-200 participants
- Christmas party will be back on this year, news coming out later this year
- Poker run noted as NOT an APOR event, but APOR and other golf, tennis, and social groups involved. It was postponed due to COVID resurgence, tentatively scheduled for next spring
- Thanked our volunteers, Becky White, Tio Smith, Carol Powers for helping with the meeting

❖ PRESIDENTS REPORT

BILL WHITE

- Noted increase in participation by the board members. Board members playing a more active role
- Noted that about 75% of the work needed has been completed, 25% still to be done by the 2022 board. All but one board member is returning in 2022 to complete that work
- New laws by the Texas legislature noted, and their impact on APOR has been substantial. The ACC board is the largest impact area for this year
- Imperative that more members become involved in the association
- Next year, we will have 4 board positions open, volunteers will be needed for all
- Noted that the efforts to recruit volunteers will begin early this year
- Website will be enhanced to serve a larger role, along with members, to recruit new members from Riverhill residents

• UNFINISHED BUSINESS FROM PREVIOUS MEETING

- No open items from last year's meeting

• NEW BUSINESS

❖ APPROVAL OF FILING FOR REINSTATEMENT OF STATUS

- Motion made by Bill, seconded and approved. No discussion

• RESULTS AND CERTIFICATION OF BOARD ELECTION

- Election results confirmed, Jill Gieseke and Deby Fowler introduced

• OPEN MEMBER DISCUSSION

- Question raised concerning any updates on the Riverhill Villages development. No updates known or provided. Bill noted the limited role APOR can play as there is no city money involved (unlike Vintage Heights). Initial plat has been filed and approved by P&Z. Second reading of the plat with details has not been done. Noted that there is no recourse with the city council. Noted that P&Z agenda is checked every month for applicability to Riverhill.

• RECOGNITION OF PAST YEAR BOARD

- Recognition of Hut Smith's service over the last year
- Recognition of other board members and the work done over the last year

• SET DATE FOR 2022 ANNUAL MEETING - OCTOBER 17, 2022 -

- DOOR PRIZE DRAWING
- ADJOURNMENT

Motion to close meeting at 6:07, seconded and approved