



ANNUAL MEETING MINUTES

October 20, 2022

Riverhill Country Club 5:30 P.M social, 6PM business meeting.

- Call to order and opening remarks Bill White
 - Meeting brought to order at 6:04PM
 - 110 'residencies' in attendance, approx. 150 individuals
- Riverhill Country Club annual update Jeff Hunter
 - Introduced as the new GM for Riverhill CC
 - Joined RHCC five weeks ago
 - Talked about investments in the club
 - Mansion
 - Turning Point
 - Golf
 - Tennis
 - Swimming pool (new design)
 - Membership and revenues are stagnant to last year
 - Expenses a little up from last year
 - Bottom line is healthy, but could use improvement
 - Big discussions around investments with the owners
 - New event coordinator and members event coordinator coming in
- Certification of proxies and verification of quorum Niel Powers
 - Quorum established and certified
- Reading of minutes from 2021 Annual Meeting Niel Powers
 - *Motion to waive reading, seconded, approved by voice vote*
- Approval of Agenda for meeting Niel Powers
 - *Motion to waive reading, seconded, approved by voice vote*
- Reports of officers/committees
 - ❖ Architectural Control Doug Holmes
 - Provided quick summary of actions (see supporting slides)
 - Summarized changes due to changes in Texas law
 - ACC members cannot be board members
 - Bethany Mikeska leaving the ACC after two years
 - Scott Schellhase joined the committee and will continue
 - Karen Bammel will be joining the ACC
 - Rex Boyland will be joining the board

- Rex & Doug will serve as co-chairs for now
- Noted that the city fence permit process does NOT eliminate the need for fences to be approved by the ACC
 - Noted that there are too many trailers parked throughout Riverhill. These will be addressed going forward

❖ Member Services

Deby Flower

- Thanked everyone for the success for National Night Out, hosts and attendees
- Noted requests to do something similar in the spring – a neighborhood night out – looking at April timeframe
- A number of new activities started
 - Mahjong
 - Ladies that Lunch
 - Any other activities can be requested and entertained

❖ Report of Secretary

Niel Powers

- Elevation of the website as the central place for all information about APOR
- Noted the new interactive CCR page
- New FB page
- Discussed the need for all members to recruit their neighbors as less than half of the residents are members. No easy way to reach the rest except for annual mailing.

❖ Financial (2022 performance & 2023 proposed budget)

Bill White

- Handout and slides showing budget & expenses
 - Expense budget of \$24,520, Actual of \$17,732, Variance of \$6,788
 - Revenue budget of \$24,517, Actual of \$23,156, Variance of \$1,786
 - Short 23 members of goal
- Large increase in liability insurance, will increase by approx. \$500 this year
- Legal fees went down this year as the new by-laws were prior year, no CCR legal fees this year.
- Maintenance fees were down this year, as we are only charged when needed and the drought cut back on the mowing needs
- New contractor for roundabout maintenance is also saving money, as it is now on-demand, not automatic.
- Excess from this year will be transferred over to savings
- Checking account balance of \$5,989, savings balance of \$15,836
- Starting last year, planning budget was produced. Same thing done this year, but the actual budget and spending plans are up to the new board.
 - See slides for starting budget
 - Actual budget must be produced by end of first quarter.
- *Motion to accept starting budget was made, seconded, and approved by voice vote*

• Presidents report

Bill White

- ❖ Outgoing Board recognition Mike Wilson
 - Expressed gratitude for the outgoing board members
 - Talked about efforts fending off re-zoning attempts over their tenure
 - Emphasis on the importance of membership as new attempts at re-zoning, traffic management, short term rentals, etc, and how it affects Riverhill
- ❖ Bill addressed the importance of the strength in membership when it comes to fighting re-zoning, detailing the reaction of the developer.
- Unfinished business from previous meeting
 - None
- New business
 - ❖ Election of new board members Niel Powers
 - Open board position
 - Slate of Marnee Bscheid, Casey Mikeska, and Mark Eisenman
 - Approved by voice vote
 - There are four positions open, so that leaves one unfilled
 - No volunteers or nomination for the fourth position.
 - ❖ Results and certification of Board election
 - Introduction of new Board Members
 - New board members will fill treasurer, secretary and president
 - Deby continues as VP
 - Open position is board member at large
- Member Forum
 - Questions raised about the traffic committee and Riverhill Blvd
 - Six member committee
 - Traffic studies done but of dubious value
 - 10 alternatives developed to help traffic load problems
 - No definitive proposal yet
 - Bill has met with the mayor and street dept. and assistant city manager
 - Question raised about the vacant property behind Castle Pines
 - Re-zoning will likely come up again
 - Campbells own that land now, and the board has worked with them to protect the use of that land and the land behind it
 - Question raised about Short Term Rentals
 - Our suggestion was a freeze on approvals pending the new ordinance in order to avoid 'land rush'. That was NOT done.
 - Ordinance has passed, excluding STRs in R1 and R2, but it was not in effect until second passing. The time lag between the proposed and actual ordinance passing has resulted in a number of applications that are still being processed.
- Set date for 2023 Annual Meeting - October 19, 2023 (Tentative)
- Door prize drawing Deby Fowler
 - Awarded by Deby Fowler

- Five bottles of wine awarded to five lucky members
- Closing Remarks & Adjournment
 - Thank you to all members for their support
 - Expressed thanks for the board

Bill White

Meeting adjourned at 8:32PM