

Rio Brazos Property Owners' Association

April 2014 Newsletter

Semi-annual Membership Meeting

The next property owners' meeting will be held Saturday, May 24 at 9:00 am at the Community Center. That will also be the official reopening of the swimming pool and new keys will be issued at that time.

According to the By-Laws, two semi-annual membership meetings will be held at 2:30 pm at the Community Center: one on the third Saturday of April and another on the third Saturday of October. Board Members are usually elected at the October meeting. There was no October meeting and two Board Members terms expired in 2013. Additionally, four Board Members have resigned. Therefore, new Board Members will be elected at the May 24th meeting.

The date of the next meeting for May 24 allows us to give each of you at least thirty-day notice of election of new Board Members. In addition to election of the Board of Directors, the budget for 2014 will be presented for approved by a majority vote. Financial Reports for the past calendar year and first quarter will also be available at the meeting.

New Board of Directors Members

Fortunately, seven property owners have volunteered to serve on the Board of Directors. A ballot is included with this newsletter for you to vote for seven people. A short bio on the reverse side of the ballot is included so that you may know something about each of them. The by-laws state that three property owners from side one (East side) and three property owners from side two (West Side) and one member at large may be on the Board. For the past several years we have had only one member from side two. You may write in a nominee as long as that person is a property owner in good standing and that person has agreed to attend meetings and serve on the Board.

Standing Committees

According to our by-laws, standing committees must be appointed by the board each year as follows:

- Architecture Control Committee
- Audit Committee
- Maintenance Committee

Architecture Control Committee

The ACC is a standing committee and their duties are as follows:

- Act upon plans, regulations, and restrictions that have been legally set.
- See that restrictions are adhered to by all parties concerning building, mobile homes and other structures placed on properties.
- See to legal enforcement of grounds and property maintenance concerning mowing and care
- Report all incidents to the Board of Directors.
- All concerns should be in writing and addressed to 101 E. El Camino Real.

ACC Committee the past year:

Todd West (chairman), Loy McDonald, Daniel Offutt. They received several complaints and concerns the past year. Although some have been addressed several are still pending.

Audit Committee

The Rio Brazos POA By-laws Part II, Article 7, Section 3 b make the AC responsible for the following:

1. Meet at least twice each year
2. Perform an audit of the POA books prior to the Fall and Spring membership meetings
3. Present the audit findings to the Board and the membership
4. Records of receipts and disbursements of funds,
5. Inventory of real and domestic properties,
6. Proper maintenance of standard bookkeeping procedures.

Maintenance Committee

The purpose of the MC, as outlined in the By-laws (Part II, Article 7, Section 3c),

- see that all POA facilities, physical and real, are properly maintained,
- develop and maintain an annual maintenance plan and budget for the POA,
- submit plans and budget to the Board for approval.

www.riobrazospoa.com

Rio Brazos has a web site although it has not been updated since April 2012. We do have a volunteer who is willing to update the web site and maintain it. That person will report to the Board and obtain their approval for content and purpose of the web site.

Restrictions

An attorney was retained in 2012 to work on revising our deed restrictions. The state of Texas passed new laws effective January 2012 regarding Property Owners Association and the goal has been to bring our community into compliance with that new law. Another issue for updating our restrictions is to insure that new housing enhances our community. Also some old unneeded language needs to be cleaned up.

Swimming Pool

The swimming pool will open on Memorial Day weekend. New keys will be issued for the 2014 season the day of the opening. **Only Property Owners in good standing will be issued a key** for \$25 (\$15 if you return the key for 2013). If you are a Property Owner who leases your property, you must provide evidence to the POA before a key can be issued to the person leasing your property.

We are so thankful for Brian Moffitt who has been primarily responsible for opening, closing, and maintaining the pool and surrounding area. Please show him how much you appreciate him and his efforts by helping him keep the pool clean, volunteering to help him, and encouraging others to do the same.

Fishing Pier & Boat Dock

The fishing pier and boat dock and debris were removed last year. Thanks to donations from several property owners, the boat launch was repaired and the boat dock was recently replaced. Jim Bass has been instrumental in collecting donations and getting bids to replace the fishing pier. Volunteers are welcome to make donations for the fishing pier and new playground equipment.

Membership Opinion Survey

The Board voted in 2012 to send out a survey annually to our membership to gather your opinions on various topics important to our community. The first survey was done April 2012 and reported in the Summer Newsletter. However, a survey has not been done since then. A survey is included with this newsletter along with more information about how the data will be used.

It is important that the POA Board of Directors know the hearts and minds of our membership across a variety of issues and therefore we ask for your time in filling out the attached Membership Opinion Survey. The sustained value and comfort we seek for our community is not free, it comes at a price – everyone in the community must be willing to positively participate. Please understand, it is not the actions of a few people every year but actions of many different people concerned enough to share in the responsibility of the tending of their own community that will help us to endure and prosper. Surely, there is something you are willing and able to do for the betterment of your community. Think about it because this is important to all of us.

Please complete and return this opinion survey. You will be helping direct the Board's attention to those issues that are important to you. Just put this completed form into the mail slot at the community building or mail it to Rio Brazos POA Survey, 101 E. El Camino Real, Weatherford, TX 76087.