



*A Publication Created by and for the Rio Brazos Property Owners Association*

Our aim is to provide timely information about our community that will be of interest to our neighbors. With that in mind, the best information available will come from the folks who live here, so everyone's participation through submissions and feedback will be important.

We are working to distribute The Beacon to all Members for whom we have an email address. The Beacon is available on the Property Owners website at [www.rio-brazos-poa.com](http://www.rio-brazos-poa.com). Download it and open with Adobe Reader or similar free program.

It can also be accessed by going to your Facebook page by typing "Rio Brazos Property Owner Association" in the search bar at the top of the page. Once there, ask to become a member and Christie Stewart, the administrator, will add you. It's the best source of timely information occurring in the community.

If your neighbor doesn't have an email address on file with the Property Owners Association and wants to receive an emailed copy of The Beacon when it becomes available via email, they can submit their email address at the web address above or our email address below.

Submissions and suggestions can be sent to [brazosbulletin@gmail.com](mailto:brazosbulletin@gmail.com)

### P.O.A. BOARD MEETING - OCTOBER 17, 2015

The meeting began at 2:43 pm and concluded at 3:40 pm.

Board member present: Perry Lemmons, Kathy Jones, Teresa Steele, Chance Henderson, Julie Grier and Judy Wallis. Judy Wallis and Nancy Hard have stepped down and their positions are now held by Ernest Graf and Brett Grier.

The September, 2015 Board minutes were approved.

Christie Stewart presented the financial report. Some pertinent highlights:

- |  |             |
|--|-------------|
| • Current checking account balance:                                    | \$43,853.96 |
| • Certificate of Deposit   | \$16,385.86 |
| Accounts Receivable  | \$ 2071.00  |
|  |             |
| • Expenses   |             |
| Park: Ship & accessories, basketball goal, teeter-totter               | \$4,406.34  |
| Community Building: Replace A/C, new tables & chairs, parking barriers | \$7,898.25  |
| Community Sign:  | \$4,257.00  |
- (This is a summary. More detailed financial information is available upon request.)





## P.O.A. Board Meeting - continued

### Architectural Control Committee

Julie Grier reported on the progress of several homeowner construction projects in the Community that are currently under way or are planned.

### Maintenance Committee

Teresa Steele and Clay Stemple reported on various maintenance implementations, primarily addressing the gated barriers that were erected at the fishing dock entrance and access to the area beneath the Tin Top bridge. More detailed information regarding this project can be found within a separate heading below.

### Swimming Pool

Our pool is in need of a major overhaul. This includes re-plastering the interior of the pool, repair of the surrounding coping and a rehabilitation of the deck. A new filter and a new robotic sweeper are also badly needed.

We have received one bid thus far, in the amount of \$13,200. However that amount does not cover all of the projected costs, which are now estimated closer to approximately \$20,000.

The Board voted to table the issue until a more complete list of requirements is prepared and until additional bids are obtained.

### Community Building

Interior painting as well as renovation of the kitchen and the bathrooms were discussed. It was agreed that a list of specific enhancements are needed. An ad hoc committee was formed for that purpose. An attractive building has good potential as a revenue generator for event rentals.

The Board acknowledged the extensive volunteer contribution of Brian Moffitt to the community. He expends hundreds of hours each summer ensuring that our pool is in top running condition on a daily basis. We are profoundly grateful for his selfless efforts on our behalf.

### LOST & FOUND



Have you lost an item or perhaps a pet here within the community? This section will be a great place to let everyone know what you've lost.

For alerts that are more timely and immediate, we suggest that you notify everyone through our Facebook page.

### FOR SALE

Future issues will include a section devoted to POA members who wish to sell or buy items. Also, announcements of community garage/yard sales can be placed here.



It can be a sort of "Craig's List" for the Rio Brazos Community! Send listings to:

[brazosbulletin@gmail.com](mailto:brazosbulletin@gmail.com)



## Rio Brazos Board of Directors Meeting Schedule



The Board meets for “regular” sessions at 9 am on the third Saturday of the following odd-numbered months: January, March, May, July, September and November.

In addition, there are two semi-annual meetings that begin at 2:30 pm on the third Saturdays of April and October, respectfully.

Please note that meeting days and times are subject to change with a posted notice.

All residents are highly encouraged to attend in order to stay informed regarding deliberations that have an impact on the quality of life in our community.

## NEW GATES

Following many complaints regarding various kinds of illicit activities that were taking place adjacent to the fishing dock and underneath the Tin Top bridge, the Board of Directors voted to erect a barrier to bar vehicle access to the fishing dock and to the area underneath the bridge by non-POA members.

Before the vote was taken, our County Commissioner, Larry Walden (county road) was consulted about the plan, as well representatives from the Texas Department of Transportation (bridge area). Approvals for the project were obtained from both parties.

The original plan was to erect a cable across the fishing dock road entrance and extending past the access beneath the bridge. Out of consideration for the needs of the community it was decided that a gate would be placed at the fishing dock road to allow members vehicle access to the dock. A gate was also placed at the bridge area access point to allow members to park their vehicles underneath the bridge when there is a threat of hailstorms.

The padlocks on both gates can be opened with the same key that opens the boat ramp gate and the swimming pool gate. The annual cost to members to secure a key is \$25, but only \$15 if the key from the previous year is returned. The keys are generally available for purchase in May.



Fishing Dock Gate



Under Bridge Gate

## FIRE HYDRANT ACCESS

The fire department has been provided with a key to the fishing dock gate so that they have access to the dry fire hydrant adjacent to the dock. All fire trucks will be provided with a key.



## P.O.A. BUILDING AVAILABILITY

The Property Owners Association building is available for both member use and event rental to outside parties. There is a returnable \$100 security deposit required for any party that utilizes the building. POA members pay \$25 for 4 hours use and outside parties pay \$50 per hour.



## DIG THIS!



Some of you on the east side may have noticed the county trucks and machines in the neighborhood on 10/21. They were cleaning the ditch to improve drainage along Winbrook Drive and Hillcroft Drive. This work was in response to neighbor Ernie Graf going on the Precinct 3 website and requesting that the culvert be cleaned of vegetation and debris.

## NOVEMBER P.O.A. BOARD MEETING



The Rio Brazos Property Owners Association Board of Directors meets to attend to the various elements that contribute to maximizing the welfare of our community. Some of the more important aspects of their deliberations are centered on financial health, maintenance of the common areas and the over-all attractiveness of our shared neighborhood.

Strong participation in the governing process by lots of stakeholders in this community can only result in a better, more enjoyable place in which we live.

Please plan to attend the next meeting on Saturday, November 21st at 9 am!

## RIO BRAZOS BOOK CLUB

Do you enjoy a good read? Would it be fun to get together with some like-minded folks to discuss the book that you just finished reading? Do you think you'd enjoy meeting other readers who live here?

It has been proposed that a neighborhood book club would be an asset that many would enjoy. If you think a club might be entertaining, please let us know so that we can schedule a preliminary meeting to decide items like: how often to meet, what kinds of books, etc.



Please reply to The Beacon's email address:

[brazosbulletin@gmail.com](mailto:brazosbulletin@gmail.com)