

*DOUBLE R RANCH OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
APRIL 14, 2009  
161 BROKEN SPUR RD*

**DIRECTORS PRESENT WERE:**

Billy Hiner      Ernie DeWinne      Bruce Leland      Richard Lingk

**OTHERS IN ATTENDANCE:**

Wayne Mauldin	Harold & Carol Smith	Tom & JoAnn Kickler
Bob & Lynn Kaska	Mary Kae Leland	Jennifer DeWinne
Karen Lingk	Wayne Overman	Bernean Deeter
Fred Sowerby	Karen Brucks	

The meeting was called to order by President Billy Hiner at 7:00 p.m. April 14, 2009.

Each Director read the Minutes of the March Meeting.

**MOTION:**

Ernie DeWinne made a motion to accept the March Minutes as presented.

Bruce Leland seconded the motion.

- The Board voted unanimously to accept the March Minutes.

**TREASURER REPORT:**      Ernie reported that there is a total of \$29,353.61 in checking and savings as of March 31<sup>st</sup>. The Board and guests went over the presented profit and loss statement, budget and projected year end budget.

\$ 17,638.90 Road funds  
\$ 12,207.97 General funds  
\$ (493.26) Improvement funds

**MOTION:**

Bruce Leland made a motion to accept the Treasurers Report as presented.

Richard Lingk seconded the motion.

- The board voted unanimously and the motion passed.

**EXECUTIVE SECRETARIES REPORT:**      Karen advised that she is busy working on the billing and spring mail out at this time and will have it out by the end of the week and asked that if anyone has free time to volunteer to help stuff envelopes to contact her. Karen reported that she has received all her notary supplies and is available to notarize starting next week.

**RANCH MANAGERS REPORT**      The Board read over Joe's report. Ernie advised that he has picked up an extra basket for the skimmer and has sand to add to the pump on the right and would like to put in a timer to regulate the pumps to help save on electricity. Billy said to get with Joe on these items since he is in charge of maintaining the pool with Ernie and Gary Sherrod advising.

**WELCOMING COMMITTEE:**      JoAnn Kickler reported that the committee met and has revised the old welcome letter changing one misspelled word. JoAnn advised that the committee has welcomed three new families this month.

**ACC:**      Wayne Mauldin reported that the ACC has approved two shed permits this month.

**PLAYGROUND COMMITTEE:**      Mary Kae reported that the Playground Committee will be having their garage sale Saturday May 2<sup>nd</sup> and asked that if anyone has anything to donate or would like to help price items or work at the sale to contact her.

**BEAUTIFICATION COMMITTEE:** Mary Kae Leland advised that it's time for the tennis courts to be treated with roundup and soil sterilizer. Billy said that he will get with Joe and have him do it.

**ROAD COMMITTEE:** Ernie advised the he spoke with John Andrade was told that the County is in the process of working on the drainage problem on Heinen Road and has lowered the crown of the road so the water would drain across the road. Ernie said he was advised that the only two roads in the subdivision that have recorded speed limits are Kings Ranch Road and River Ranch Drive and would like for the Board to put together a resolution and petition the County to adopt a speed limit on the secondary roads as well as petition for a 4-way stop on Kings Ranch Road at either Heinen or Firewheel and a 3-way stop at Kings Ranch Road and River Ranch Drive. The Board and guests discussed different speed limits, stop signs, potholes, the safety of the corner on Settlers Lane and Bruce Leland said he will contact John Andrade and see what can be done before we put together a resolution to present to the county.

**PARK ATTENDANTS:** The Board discussed the campers that had reserved the River Park last weekend and left excessive trash at the River Park and decided to keep their \$75.00 deposit for labor to clean up the park and to cover the extra trash collection fees. The Board will discuss in the future to either impose a larger deposit or banning these campers for a year since they have been repeat offenders.

Karen Lingk advised the Board that she is in the process of getting volunteers at this time to monitor the membership at the pool and is thinking about having the attendants sell soda, water and other drinks to generate more funds. Karen Lingk advised the Board that she is going to hire Isaias Ortega for fifteen hours a week to fill in where she can not get volunteers

**OLD BUSINESS:** Billy Hiner asked to move the decision on the delinquent properties until next Board meeting or when Bill Dillard hears back from the Attorney about the fifth option they were given.

A guest spoke to the Board about the reoccurring problems of 4-wheelers in the subdivision that are cutting across properties, speeding and the recent tragedies that have happened. Billy Hiner advised the guest that this is a legal issue and all that we can do is call the sheriffs department and report it. The Board and guests discussed that only 4-wheelers or golf carts which are licensed, registered and street legal can be driven on county roads.

**NEW BUSINESS:** Ernie asked to have the budget presentation in February and approval of the budget in March so if there is an increase in dues it will be before billing is sent out.

**MOTION:**

Bruce Leland made a motion to have the budget drafted and presented to the Board at the February Board Meeting and discussion of the budget to be at the March Board Meeting.

Richard Lingk seconded the motion.

- The Board voted unanimously and the motion passed.

The Board and guests went over the presented budget for general funds that is based on 771 lots that pay homeowner dues with a rate of 2% uncollected and expenses based on previous years. Ernie advised the Board that payroll is based on Karen working an average of 29 hours per week, Joe and Gary working 20 hours per week each and someone working a maximum of 15 hours per week at minimum wage to watch the pool. Ernie advised the Board that we need to keep Gary at a maximum of 20 hours per week and not bring in other workers so we can stay within our budget. Ernie advised that our Covenants and Restrictions only allow the Board to raise the dues according to the consumer price index of the urban wage earners and clerical workers which at this time is 0.2% a quarter and would only allow dues to be raised twenty-five cents, so at this time we have to control our expenses and live within the budget.

Ernie advised that he estimates that we will have \$95,850.00 income and \$98,010.00 expenses and will end the 2010 fiscal year with a deficit of \$2160.00 in general funds.

Ernie advised that he estimates the income for the Road funds to be \$28,620.00 which is based on 788 lots with a rate of 2% uncollected and ACC Road income. Ernie reports that with the balance from the 2009 fiscal year of

\$16,933.90 there will be enough funds to pay \$40,000.00 for road improvements \$3600.00 for road signs with \$1953.90 left over at the end of the 2010 fiscal year.

**MOTION:**

Bruce Leland made a motion to accept the budget as presented and to allow changes as necessary.

Richard Lingk seconded the motion.

- The Board voted unanimously and the motion passed.

Billy Hiner advised the Board and guests that the Water Company is back up for sale and the Water Board is in the process of trying to purchase it.

Billy Hiner asked to move the employee reviews and raises into executive session.

The Board discussed paying Mary Kae Leland \$250.00 again this year for her time and use of equipment to put together the residents' directory.

**MOTION:**

Ernie DeWinne made a motion to pay Mary Kae Leland \$250.00 for her time and use of equipment to put together the residents' directory.

Billy Hiner seconded the motion.

- The Board voted unanimously and the motion passed.

Billy Hiner read a letter from a resident regarding the addition of a slide at the pool, side walks, walking track and to enforce the child watch program. The Board and guests discussed and agreed that the improvements and the increase to our liability insurance policy are not in the budget at this time. The Board and guests discussed putting together a neighborhood watch program and block security and will ask the resident if they would like to help put this together.

A guest asked that "no hunting by guns or bow and arrows" be put in the minutes and posted for all to see since there is a problem with this in the subdivision and is against the county law, state law and our covenants and restrictions. The Board and guests discussed and would like to add the phone number to the game warden as well. The guest also suggested that if we post a list of work that could be done by volunteers we may get more people to volunteer to help keep our costs down.

**MOTION:**

Ernie DeWinne made a motion to adjourn into executive session.

Bruce Leland seconded the motion.

- The Board voted unanimously and the meeting was adjourned into executive session.

**[Reminder of the next Meeting, April 14, 2009](#)**