

*DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
AUGUST 11, 2009
161 BROKEN SPUR RD*

DIRECTORS PRESENT WERE:

Billy Hiner	Ernie DeWinne	Bruce Leland
Phyllis Trolinger	Bill Dillard	

OTHERS IN ATTENDANCE:

Tom & JoAnn Kickler	Karen Lingk	Tom & Cheryl Finch	Karen Brucks
Ramon & Marcella Hernandez	Ken & Karen Clark	Nolberto Guerra	Jim & Bernean Deeter
John & Ginny Howery	Tom Kopke	Chuck & Kay Kindred	Joe Ortega

The meeting was called to order by President Billy Hiner at 7:00 p.m. August 11, 2009.
Each Director read the Minutes of the July Meeting.

MOTION:

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

Bruce Leland seconded the motion.

- The Board voted unanimously to accept the July Minutes.

TREASURER REPORT: Ernie reported that there is a total of \$120,165.56 in checking and savings as of July 31st. The Board and guests went over the presented profit and loss statement and balance sheet.

\$ 42,128.40 Road funds
\$ 77,729.94 General funds
\$ 307.22 Improvement funds

Ernie DeWinne reported to the Board that we should disconnect the water meters at the front entrance and both mail centers because we are paying \$42 a month for each and are unable to use any water with the restrictions we are on and could save around \$120 a month by doing this. The Board and guests discussed the disconnection and asking for a refund from when stage 4 started, Richard Lingk will contact the Water Company regarding the refund or even a possible credit.

MOTION:

Ernie DeWinne made a motion to disconnect the water meters at the front entrance and both mail centers and request a refund from when stage 4 water restrictions went into effect.

Phyllis Trolinger seconded the motion.

- The Board voted unanimously and the motion passed.

MOTION:

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

Phyllis Trolinger seconded the motion.

- The Board voted unanimously and the motion passed.

CORPORATE SECRETARIES REPORT: Phyllis Trolinger reported that she researched the law regarding having a 911 phone available during pool hours and reported that if the attendant on duty has a cell phone and access to the phone inside the office that will meet the requirements. Phyllis also reported that we do need to have signs posted on the gate and somewhere inside stating "in case of an emergency call 911, attendant on duty has access to a phone".

Phyllis reported that she would like the welcoming committee to add something in the letter they give to new residents and also to give the same to builders building new homes for them to be aware of the water situation and that the hill country is susceptible to severe sustained drought and they may want to consider zero scaping, native grasses or drought resistant plants.

EXECUTIVE SECRETARIES REPORT: Karen reported that she has posted posters at the mail centers and office and also sent out emails letting everyone know that resumes for the Board of Directors position for the term starting January 2010 will be accepted until August 31st. Karen also reported that she needs all newsletter articles by the September Board meeting and will be asking for volunteers to help stuff and stamp envelopes during the last part of September for the fall mail out.

Karen reported that a member asked to use the park to have a fundraiser. The Board and guests discussed and would like an agenda of what they are planning, what do they plan to sell, who are their target buyers before it would be approved.

PARK ATTENDANT: Karen Lingk reported that she needs more volunteers for pool duty.

RANCH MANAGERS REPORT Joe Ortega reported that he has received five bids for front entrance sign that was damaged in the storm last month. The Board discussed the bids and would like to get the work done before any more damage occurs. Karen reported that she will contact Perennial Vacation Club tomorrow and let them know what bid we went with since they pay half of the cost of repairs of the front entrance sign.

MOTION:

Bruce Leland made a motion to accept the bid from Fin Can Fix it for \$2,506.93. Phyllis Trolinger seconded the motion.

- The Board voted unanimously and the motion passed.

REVISED MOTION AUGUST 12, 2009:

After reading the bid closer from Fin Can Fit it and meeting with them, the bid was only for the removal of the roof and the damaged column, they presented an additional bid for \$13,000 to replace the roof and damaged column. Each Board Member was called and voted to go with the bid from Upright Construction for \$2,600.00 instead. The vote was unanimous.

WELCOMING COMMITTEE: JoAnn Kickler reported that the committee has welcomed two new families since last the last meeting which makes a total of thirteen families that have move into the subdivision since June.

ACC: Tom Kickler reported that the ACC has approved two sheds and a carport this month.

AUDIT AND FINANCE: Ernie DeWinne reported that the committee met last Thursday and started the reconciliation of accounts receivable and membership dues and will meet again later this month to continue and also reconcile the ACC income.

ROAD COMMITTEE: Bruce Leland reported that he tried to contact John Andrade but he was on vacation but did find out that the cost of rehab and resealing has not gone up much since last year. The county is finished with the reseal and rehab for this year and will work on doing some touch up work later in the year. Bruce reported that we have approximately nine-tenths of a mile of county roads left to be rehabbed which includes a

portion of Settlers Lane, Park Rd, Oak Bridge and Oak Bridge Circle and approximately six-tenths of a mile of county roads left to be resealed which includes cul-de-sacs and around the office. Bruce reminded everyone that rehab road work depends upon rain fall and that we were lucky because we had the only mile in the county this year that was rehabbed because we found the county an alternate water source. Bruce said that the committee will meet with the county and decide what roads will be scheduled to be repaired this year and the Board will meet and decide what course of action to take on the roads that were not accepted by the county.

The Board and guests discussed reflective road signs and the Board advised that they are trying to work with the County to get them put in.

OLD BUSINESS: The Board discussed infrared cameras for the pool and Bruce said that he would get a game camera and try it out to see what resolution we would need.

A guest asked about a website for the subdivision and the Board asked Phyllis to find out how much it would cost to have one built and maintained and report it at the next Board meeting.

NEW BUSINESS: A guest made a suggestion to the Board to have a well drilled at the office to have their own source of water for fire protection to provide for the community and to use for the pool and facilities. The Board and guests discussed and the Board advised the guest that they will investigate the cost involved in putting in a well and a tank.

The guest also mentioned that he would be interested in putting in a well on his property for personal usage but the requirements by the subdivision exceeds the state and county requirements. The Board told him to present his application and let the ACC take a look at it.

Phyllis advised the Board and guests that if anyone is interested there is a rainwater retention seminar Friday at 6pm at the Silver Sage.

MOTION:

Bill Dillard made a motion to adjourn.

Phyllis Trolinger seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

Reminder of the next Meeting, September 8, 2009