

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
August 8, 2017
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Rodney Scharich Jon Kindred Ron Beadles John Schuetze John Cressey-Neely Paul Barton

OTHERS IN ATTENDANCE: Stoney McAlister Debbie McAlister Mike Arguelles Susie Crews

Jo Ann Peterson Berneen Deeter Doug Saathoff Becky Saathoff Harold Martin

Joe Ortega Barbara Maxwell

The meeting was called to order by President Rodney Scharich at 7:00 PM August 8, 2017. Rodney Scharich asked the Board members and member guests to introduce themselves.

ACTIONS BETWEEN MEETINGS: The BOD discussed the recent pool incident in which several teen boys jumped the pool fence after hours. John Cressey-Neely reported that there was damage to the fence and the pool rope was broken as a result. Two of the teens were identified and their parents were spoken to. The families are imposing punishment on the boys, and have told John Cressey-Neely that they will be supportive of whatever action the BOD decides to take. John Cressey-Neely told the parents that the BOD will discuss and get back to them re: their choice of action. Joe Ortega reported that he estimates the repairs will cost approximately \$400. BOD discussed possibly having the teens work off some of the expense at the HOA with parental supervision.

Motion: Jon Kindred made a motion to address the problem in the following way: A.) send a bill to the parents for the repairs/replacements, with the option of some combination of paying it and/or working it off with parental supervision; and B.) ban the boys from use of the pool, clubhouse, park, and basketball area for the remainder of the calendar year. Ron Beadles seconded the motion. The BOD voted unanimously to accept the motion.

Action: John Cressey-Neely agreed to relay the BOD decision to the parents.

MINUTES: Each Director read the Minutes of the July meeting. The BOD had a brief discussion re: the Fire Marshall visit last month, about the issue of the allowed size of a burn when issuing a burn permit. The BOD decided to review the current Burn Permit and update it as necessary, at the September meeting under New Business.

Motion: Ron Beadles made a motion to accept the July Minutes as presented. Paul Barton seconded the motion. The Board voted unanimously to accept and the motion passed.

Action: Review, discuss and update, as needed, the current Burn Permit as New Business at the September meeting.

MEMBERSHIP COMMENTS: Several topics were discussed, as follows:

- Discussion re: house number signage on homes to assist Emergency services to find those in need more quickly. John Cressey-Neely stated that there is a County program that can provide homeowners with reflective signs for a small charge if under 60 years of age, and free to residents 60+. There is a request form online under County Emergency Management.
Suggestion made to put a notice in with the October Annual Meeting notice, and also to have forms at the meeting for residents to pick up.
- Resident asked what the plans are to re-surface the pool. She reported that the floor surface plaster is chipping. Joe Ortega spoke about the issue, stating that this has been a very bad year for black algae which is also

affecting the condition of the pool. He stated that the pool will need re-coating, but needs to be drained to do this. Brief discussion of getting people in to assess the needs now, before draining, however, BOD agreed that a more accurate assessment would be obtained with pool drained.

Motion: John Cressey-Neely made a motion to drain the pool, and get professional estimates and an assessment of the problem, after pool season is over. Jon Kindred seconded the motion. The Board voted unanimously to accept the motion.

- Resident asked for update on timing of BEC internet service installation. Rodney Scharich reviewed recent communication with BEC, and their plan to begin work in September. Discussion of the process. Resident asked what access BEC will need at each residence for installation. It will depend on what they need to do, they will contact the resident and assess each situation.
- Loose dogs in subdivision: Discussion of the situation of numerous dogs running loose. BOD reviewed that there is nothing the HOA can do re: this problem, except to continue to remind people that Bandera County has a leash law. Residents need to address the problem with the County, by calling the Animal Warden to come and enforce it.

TREASURER'S REPORT: John Schuetze reviewed the report, indicating that membership dues collection has been dropping off, and there has been some increase in payroll expense. He stated that, as is generally the case, the Association will run in the hole for this next few months through October, before picking up again.

Motion: Ron Beadles made a motion to accept the Treasurer's report as presented. Paul Barton seconded the motion. Board voted unanimously and the motion passed.

CORPORATE SECRETARY REPORT: Ron Beadles reported that Karen Antill has been steadily collecting past-due membership dues, and as a result, this year has been one of the best historically for collections.

EXECUTIVE SECRETARY REPORT: Barbara Maxwell reported that Karen had her surgery as planned and is recovering at home. Barbara stated that she is doing her best to keep things running in her absence.

MAINTENANCE REPORT: Joe Ortega reported that the small truck had a breakdown due to the fuel pump going bad. Replaced pump and truck is back in service.

River park gate opener had a damaged arm. Electric to the gate was turned off and the gate padlocked until the gate could be repaired. Discussion among BOD re: gate issue. A resident noted on Nextdoor Neighbor app that the gate closed on his truck. John Cressey-Neely stated that he thinks there may be something wrong with the sensor. Joe Ortega stated that he looked at it and made an adjustment to it and it seems OK now.

ACC REPORT:

- Mike Arguelles reported that there is another new home being built.
- Mike also reported to BOD that the new house that has been very slow in completion is still not done. Builder was sent letter previously per BOD direction. Issue needs to be pursued. Mike asked for direction from the BOD. There is an ACC rule that allows the Committee to impose fines, however the BOD needs to give the ACC direction on whether they wish to pursue this option. Discussion ensued about how to proceed. Mike indicated that the ACC needs BOD direction, and suggested that the BOD needs to decide whether they want the ACC to enforce the rule or eliminate the rule.

Motion: Ron Beadles made a motion to proceed with imposing the fine. John Schuetze seconded the motion. The BOD voted 5 to 1 in favor of the motion.

Action: ACC will send builder a certified letter, telling him that he has 30 days to pay the fine (Sept. 9). Failure to pay the fine will result in a lien being placed on property.

-Mike Arguelles reported to the BOD that there is an issue with a property that was sold which has a shed in the easement for which a permit had never been gotten. The homeowner asked the developer to grant them permission for the shed; developer denied permission, so they must remove the shed.

- Paul Barton asked to discuss the new home with the slate-tiled stonework on Kings Ranch Rd. The concern was that he did not believe that this type of slate is considered "stone", and it should be disallowed. Mike reiterated that ACC had stated last month that the committee would not disallow this choice in the future. Discussion ensued.

OLD BUSINESS:

- Home Business Remediation – No home-based business application has been submitted to date. BOD reviewed that Bill Dillard was going to talk with the homeowner re: a solution. No remediation to date. Still an issue.

Motion: John Schuetze made a motion to ask ACC to send a letter to the homeowner, imposing the \$500 fine for violation of the permit rule for the parking of commercial construction equipment in view of the street. Paul Barton seconded the motion. The BOD voted unanimously to accept the motion.

Action: Mike Arguelles agreed to take the issue to the ACC, reminding the BOD that they must be prepared to address everyone in the Association who has a business running out of their home. ACC will proceed with sending the homeowner a letter regarding the rule, and imposing the fine. If homeowner does not pay the fine, the HOA can file a lien on the property.

- Update of HOA Rules to allow HOA Board to impose fines for violations – Jon Kindred stated that, considering the issue with the unfinished house, the BOD should pursue the question of whether it has the right to impose violation fines. Rodney Scharich stated that the Association owes it to the residents to clarify this issue. Extended discussion ensued, concluding that the Covenants and Restrictions documents should be reviewed and updated.

Motion: Ron Beadles made a motion to proceed with updating the Covenants and Restrictions documents. Rodney Scharich seconded the motion, and Board unanimously agreed to pursue this.

Action: The BOD asked Barbara Maxwell to follow up with Karen Antill to prepare a list of Homeowners, with how many votes each has, and which unit they are in.

-Update on Homeowner Directory "Lite" - Jon Kindred asked for status report on the directory. Barbara reported that it is almost complete and should be done by the end of August.

NEW BUSINESS:

-Improved Security Cameras – John Cressey-Neely discussed process of looking at several providers. One company came out today (Mason) and provided an estimate (included in BOD packet). John reviewed proposal with BOD. Mason has materials available and on hold for us. Cost \$1036, total. Company recommends staying with wired cameras. The other providers never followed up. John also stated that he is waiting for Omar Wise to bring his ideas, but Omar was unable to attend this evening's meeting. Ron Beadles suggested that the BOD do this via email and vote on this proposal once John Cressey-Neely collects all the warranty and technical information. All BOD members agreed.

Motion: Jon Kindred made a motion that to authorize spending not to exceed \$1500 on a system, with voting to occur via email. John Schuetze seconded the motion. After the motion, John Cressey-Neely asked whether new system is needed, since the two times it was needed the current system provided the needed data. After discussion, the BOD voted, with 3 in favor and 2 opposed.

Action: BOD requested that the Camera system issue be discussed at September meeting under Old Business.

-Rodney Scharich notified the BOD of a call that was received from Rey Delafuente, a homeowner at Cielo Rio development who is in contact with Preston Bean, a rep from TX Parks & Wildlife. The rep will be coming out to look at river flow and do field research on this issue on Sept 8 between 10 AM – 2 PM, a four our visit. He will need gate access on our property. Mr Delafuente wanted to secure river gate access from the HOA, and asked if one or two representatives of Bandera River Ranch would like to attend the meeting with Mr. Bean.

Action: Joe Ortega, John Cressey-Neely, John Kindred, and John Schuetze will attend. Rodney Scharich will get back to Mr. Delafuente.

-Barbara Maxwell brought up issue for the BOD re: a homeowner wanting to have a pool party the w/e after the pool summer season closes. Issue is that on w/e's after Labor Day, the pool is only open when there is an unpaid Pool Volunteer on duty. BOD felt that a party would require a Staff member on duty rather than a Volunteer. The BOD decided that the homeowner may have the party if they are willing to pay the HOA to bring in a paid Park Attendant for the hours of the party.

Action: Barbara will discuss with the homeowner and arrange payment in advance for this.

-Job Descriptions - John Cressey-Neely asked whether it is time to review staff job descriptions, as it seems to have been done at least a year ago.

Action: BOD determined this discussion should be held in Executive Session.

There being no further new business, Jon Kindred made a motion to adjourn the meeting. John Cressey-Neely seconded the motion. The Board voted unanimously and the meeting was adjourned.

REMINDER OF NEXT MEETING: Regular Board Meeting – September 12th, 2017, 7 PM.

DRROA President – Rodney Scharich _____

DRROA Corporate Secretary – Ron Beadles _____