

*DOUBLE R RANCH OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
FEBRUARY 10, 2009  
161 BROKEN SPUR RD*

**DIRECTORS PRESENT WERE:**

Billy Hiner	Ernie DeWinne	Bill Dillard
Phyllis Trolinger	Richard Lingk	

**OTHERS IN ATTENDANCE:**

Jim & Bernean Deeter	Roy & Gloria Washburn	Wayne Mauldin
Joe Ortega	Chuck & Kay Kindred	Karen Brucks

The meeting was called to order by President Billy Hiner at 7:00 p.m. February 10, 2009.  
Each Director read the Minutes of the January Meeting.

**MOTION:**

Ernie DeWinne made a motion to accept the January Minutes with the addition of Heinen Rd., South of Kings Ranch Road to the roads being done by the county.

Bill Dillard seconded the motion.

- The Board voted yes unanimously to accept the January Minutes with the addition of Heinen Rd., South of Kings Ranch Road to the roads being done by the county.

**TREASURER REPORT:** Ernie reported that there is a total of \$36,785.23 in checking and savings. Ernie advised that he had Karen break down the accounts receivable into current dues, current road funds, prior year dues and prior year road funds and will have Karen correct the entries for the uncollected income as well. Ernie advised that we need to halt all future projects until the end of the fiscal year when we find out how much money is available.

\$ 16,514.90 Road funds  
\$ 20,813.59 General funds  
\$ (543.26) Improvement funds

**MOTION:**

Richard Lingk made a motion to accept the Treasurers Report.

Phyllis Trolinger seconded the motion.

- The board voted yes unanimously.

**CORPORATE SECRETARY:** Karen advised the Board that we received a letter from Mercury Insurance regarding the claim we filed in June of 2007 for damages to the pool caused by poor workmanship. Karen reported that if we accept the settlement amount of \$2257.00 Billy Hiner would need to sign and have notarized a claim form to collect. The Board discussed and agreed to collect the settlement amount.

**MOTION:**

Ernie DeWinne made a motion to accept the settlement from Mercury Insurance.

Phyllis Trolinger seconded the motion.

- The Board voted yes unanimously.

**EXECUTIVE SECRETARIES REPORT:** Karen reported to the Board that she received information from the Texas Notary Public Association on the cost of becoming a Notary for the State of Texas as requested. Karen advised that it will cost around \$235.00 and the next class will be March 18<sup>th</sup>. The Board and guests discussed and asked Karen to find out how much it will cost for bonding.

**MOTION:**

Ernie DeWinne made a motion for Karen to follow through with becoming a notary but first find out how much the bonding will cost and report to the Board as soon as possible.

Phyllis Trolinger seconded the motion.

- The Board voted yes unanimously.

Karen informed the Board that Mary Kae Leland would like to sell ad space in our residents' directory to business in Bandera that we do business with. Karen reported that if the Board agrees Mary Kae asks that the money left over after paying for the directory to be published to go towards the playground fund.

The Board discussed and agreed to let Mary Kae send out letters to business in Bandera to sell ad space in the residents' directory with all remaining money after paying for the directory to go towards the playground fund.

**MOTION:**

Ernie DeWinne made a motion to allow Mary Kae to send out letters to business in Bandera to sell ad spaces in the residents' directory with all remaining money after paying for the directory to go towards the playground fund.

Phyllis Trolinger seconded the motion.

- The Board voted yes unanimously.

Karen reported that she received a call from our attorney Chris Weber and he has collected two out of the seven delinquent accounts we turned over to him.

**RANCH MANAGERS REPORT** Joe Ortega reported that he has ordered the cover for the drain in the pool and will install and do repairs to the pool as soon as the pool is drained.

**WELCOMING COMMITTEE:** Bernean Deeter advised the Board that the Welcoming Committee put together a new letter to give out with the welcoming packets.

**ACC:** Wayne Mauldin reported that the ACC approved a couple fences and a storage building this month.

**RECREATION COMMITTEE:** The Board went over the list Mary Kae Leland provided to the Board. Billy stated that he felt that with our financial situation and since it's not a constant problem we should hold off on the camera system and key cards until a later date. Billy said that he likes the thought of the security lights that a guest brought up and asked the guest to provide the Board with more information on them. Billy informed the guests that the Playground Committee will be having a garage sale in the spring and asked that if anyone has anything to donate to call the office or Mary Kae. Billy advised that Mary Kae Leland is stepping down as the chairman of the Beautification Committee and asked for everyone to ask around and see if we can get someone to volunteer. Billy asked Karen to put the following items on the agenda for March; pool security, possibly closing the pool Monday or opening at noon to allow for maintenance on the pool.

**ROAD COMMITTEE:** Ernie DeWinne advised that he spoke with Bruce Elier twice last month and John Adrade today and was advised that the County will be starting on the road work Tuesday February 17<sup>th</sup>. Ernie advised that the County has funds left over from our donation since the price of fuel has gone down, so now they can put the extra money towards purchasing the water needed to rehab our roads. Ernie stated that they will be purchasing the water they pull out of our pool from us and the remainder from the Water Company. Ernie stated that he didn't attend the January Commissioners Court Meeting regarding the road signs. Ernie advised that the road signs will cost approximately \$3600.00 which the county no longer has money in their budget for it because the Association opted out ten years ago. Ernie reported that the County needs a resolution from the Board requesting road signs so the County can reallocate County money for them. Ernie stated that this does not guarantee that the signs will be put up anytime soon because at this time the County has no money allocated. The Board agreed to write a letter stating that the Board has made this resolution.

**MOTION:**

Phyllis Trolinger made a motion for a resolution that the Board of Directors is requesting that the County install road signs in our subdivision to be drafted and signed by President Billy Hiner.

Ernie DeWinne seconded the resolution.

- The Board voted yes unanimously.

**OLD BUSINESS:** The Board and guests discussed the audit and finance committee and according to the bylaws an annual audit of the Association's books are to be made by a public accountant at the completion of the fiscal year. The Board agreed to have an audit and finance committee audit this fiscal year and Billy suggested that we contact three public accountants and get an estimate on how much an audit will cost. Ernie stated that where he worked they had to have an audit and will find out how much they were charged.

**NEW BUSINESS:** Ernie advised the Board that since John Morgan left that Billy Hiner as President needs to be added to the signature cards at Bandera Bank and Guaranty bank.

**MOTION:**

Richard Lingk made a motion to add Billy Hiner as President to the signature cards at Bandera Bank and Guaranty Bank.

Bill Dillard seconded the motion.

- The Board voted yes unanimously.

The Board and guests discussed putting out the agenda and minutes from the previous meeting with a disclaimer that they have not been approved yet to be posted and emailed prior to next months Board Meeting. Billy Hiner suggested sending out the agenda and minutes as soon as they are ready before the next meeting.

**MOTION:**

Ernie DeWinne made a motion to send out the agenda prior to each meeting along with the minutes from the previous meeting stating that they have not been approved yet.

Phyllis Trolinger seconded the motion.

- The Board voted yes unanimously.

Ernie DeWinne advised the Board that he would like to recommend that if we allow a payment plan that we only allow them ten months with the first payment due on June 10<sup>th</sup> and advised that he thinks we should charge a fee to process the payments. Billy Hiner suggested sending a letter to everyone that is late on June 10<sup>th</sup> giving them 30 days to pay in full or incur interest of 8% per annum as per the Covenants and Restrictions.

Ernie DeWinne asked for authorization to close the Bandera Bank Road Funds account and merge it with our general checking account and authorization to investigate opening a money market account.

**MOTION:**

Bill Dillard made a motion for Ernie to close the Bandera Bank Road Funds account and merge it with our general checking account and investigate a money market account.

Richard Lingk seconded the motion.

- The Board voted yes unanimously.

**MOTION:**

Ernie DeWinne made a motion to adjourn.

Bill Dillard seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

**Reminder of the next Meeting, March 10, 2009**