

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
FEBRUARY 14, 2017
161 BROKEN SPUR RD**

DIRECTORS PRESENT WERE:

Rodney Scharich John Cressey-Neely Ron Beadles John Schuetze Jon Kindred
Bill Dillard

OTHERS IN ATTENDANCE

Stoney McAlister Ramon Hernandez Mike Arguelles Bob & Lynn Kaska JoAnn Peterson
Roy & Gloria Washburn Bernean Deeter Harold Martin Wayne & Kay Mauldin Katie Wear
Susie Crews Ed Ringgold Bruce Eliker John Andrade Ernie DeWinne
Jennifer DeWinne Steve Malone Mary Dillard Joe Ortega Karen Antill

The meeting was called to order by President Rodney Scharich at 7:00 p.m. February 14, 2017.

MINUTES: Each Director read the Minutes of the January Meeting.

MOTION:

Ron Beadles made a motion to accept the January Minutes as presented.

Jon Kindred seconded the motion. - The Board voted unanimously and the motion passed.

COUNTY COMMISSIONER PRECINCT 1: Bruce Eiler and John Andrade advised that they are behind on the road work in the county because of the drought. Bruce Eiler advised that they are trying to get caught up on roads that need to be resealed since that doesn't require a lot of water. Ernie DeWinne reported that the mile of road that the DRROA owns have been brought up to county standards and asked what can we do to get them to be adopted by the county for maintenance. Ernie asked if we could get the Board to adopt a resolution asking the county to adopt the mile of road in our subdivision. Bruce Eiler advised that we need to get the specs together to show that are roads are up to county standards and advised that the county hasn't adopted roads in a subdivision in the county for years and doesn't guarantee that they will adopt our roads. The Board asked about putting striping on Kings Ranch and River Ranch road. Bruce advised that once they do striping on a road it has to be kept up forever and they don't have the funds to do that right now. Ernie advised that we have safety issues on curves in our subdivision and would like to see if the county could just do the center striping where it is needed the most. John Andrade advised that he will do a traffic study on the curves and they could put down reflective buttons in the center of the road on the curves which they do have some in stock and will take care of that as soon as possible.

MOTION:

Ron Beadles made a motion to adopt a resolution to submit to the County asking them to adopt the one mile of DRROA roads for county maintenance.

John Schuetze seconded the motion. - The Board voted unanimously and the motion passed.

ACTION BETWEEN MEETINGS: The Board and guests discussed the resident directory and the lack of participation from the community to have their names and addresses in the directory. The Board agreed to publish the helpful information in the front of the directory and the map in the back and print about fifty copies to start out with and more if they are wanted. The Board advised that we will return the money for the ads since they were told it would reach all of our residents.

MOTION:

Rodney Scharich made a motion to print the helpful information and map and print copies as we need them.

Ron Beadles seconded the motion. - The Board voted unanimously and the motion passed.

MEMBERSHIP COMMENTS:

Ernie DeWinne advised that the BRRWSC well project #3 has started and should be up and operational within the next three months. Ernie DeWinne advised that Rock Solid had finished their instillation on the water storage tank and have started servicing customers in our subdivision.

TREASURER REPORT: The Board and guests went over the Balance Sheet and Profit and Loss report presented; there is a total of \$124,405.96 in checking and savings as of January 31, 2017.

MOTION:

Ron Beadles made a motion to accept the treasurer's report as presented.

Bill Dillard seconded the motion. - The Board voted unanimously and the motion passed.

CORPORATE SECRETARY: Ron Beadles reported that we are in better shape than last year at this time. Ron advised that we put three liens on delinquent members and a member that is on a payment plan has a contract on his home and we will be getting the remainder of his dues through the closing of the home.

EXECUTIVE SECRETARY: Karen Antill reported that everything is business as usual and Barbara Maxwell will be working in the office Friday and Monday while she is on vacation.

MAINTENANCE REPORT: Joe Ortega reported that we have been loosing water in the pool and has American Leak Detection scheduled to come out Friday to see if they can find the leak in the pool. Joe advised that Wayne Mauldin will repair the bulletin boards at the mail centers that were damaged by either vandalism or high winds. Joe will be ordering the part to fix the tennis court locking system and will put a chain and lock on it until it's repaired.

ACC: Mike Arguelles reported that the ACC approved two new homes, two storage buildings, one privacy fence, one RV cover, and one guest home is pending approval while they get an engineered foundation plan since the last Board Meeting. Mike advised that the ACC asked the BRRWSC to put in an application for the new well and they will waive the fee. Mike advised that the ACC has an issue with non compliance with the home being built on River Ranch Drive which is past their deadline on the completion of the home.

OLD BUSINESS:

HOME BUSINESS REMEDIATION: Rodney Scharich advised that the Board sent a letter to the resident in violation of running a business out of their home and parking commercial vehicles on the residential property and hasn't heard anything since he said he gave the letter to his attorney. The Board asked the ACC to write a letter to the homeowner asking them to file for a permit asking for approval to run a business out of his home, and if they do the ACC needs to say the application will be approved if they meet the guidelines of having their construction equipment behind a privacy fence or in a contained building. If the home owner does not meet these guidelines the ACC will start the fining process and send it to the DRROA Board to have a lien put on the property.

MOTION:

Ron Beadles made a motion for the ACC to send a letter to the property owner advising them to apply for a permit for running a business out of their home and to advise them of the general rules to keep commercial vehicles behind a privacy fence or in an enclosed building.

John Cressey Neely seconded the motion. - The Board voted, five votes yes, Jon Kindred voted no, the motion passed.

ACC GUIDELINES: The Board, ACC and guests reviewed the Supervision and Management of the DRROA Architectural Control Committee presented by Jon Kindred. The following revisions were agreed upon by the Board and ACC.

1. The Architectural Control Committee (ACC) operates under the direct, general supervision of the DRROA Board of Directors.
2. Its jurisdiction and operations are as specified in the DRROA Covenant and Restrictions.
3. Membership on the ACC will consist of the Ranch Manager and one Board of Director, with not less than three or more than five members, each of whom must be a River Ranch property owner, approved by the DRROA Board of Directors. Members will serve terms of two years, subject to re-approval at the discretion of the DRROA Board of Directors.
4. The DRROA Board of Directors will designate one member of the ACC to serve as Committee chairman.

MOTION:

Jon Kindred made a motion to adopt the revised Supervision and Management of the DRROA Architectural Control Committee guidelines.

Ron Beadles seconded the motion. - The Board voted unanimously and the motion passed.

Rodney Scharich reported that the ACC is covered under the Directors and Officers insurance liability policy. The Board agreed that the ACC will continue to work as they have and give normal reports at the DRROA Board meeting. The Board and ACC went over the rules of the ACC that the ACC can levy fines up to \$500.00 for violations, \$100.00 for starting a project without an approved permit and once the ACC determines a fine a violation letter will be sent requesting corrective action, if there is no response to the first letter or corrective action is not completed the ACC may assess a fine of at least \$200.00 and set a time frame for correction, if the correction is not completed in the timeframe the ACC will refer the action to the DRROA Board for a \$500.00 lien on the owners property. The Board and guests discussed if the lien is not paid it would only be collected when and if the property owners home is sold and we could collect through closing. The ACC advised that they will come to the Board before they start fining people to make sure the DRROA Board will follow through with the lien if needed.

The Board discussed any legal action with the ACC the Board would need to be copied on all correspondence and take over if they think it is necessary and the Board could get legal council if needed. The Board will look at the process to amend the bylaws to add the ACC committee to the bylaws which could be approved at the next annual meeting. The Board and ACC agreed to get all non compliance issues in writing so a meeting can be set up and the Board, ACC and property owner can meet and come to a decision.

NEW BUSINESS:

OVERVIEW PARK – NEW BENCH, GROUND COVER: Ron Beadles advised that he has been to the Overview Park and has seen quite a few times where families have been using the park equipment and don't have enough places for the parents to sit to watch their children play and would like to see at least one more bench put in. Ron also advised that the ground cover under the playground equipment is thinning out and would like to see more added under the playground equipment. The Board and guests discussed and will have Joe Ortega and another bench and put more ground cover under the playground equipment.

MOTION:

Ron Beadles made a motion to add another bench at Overview Park at the playground and add more ground cover under the playground equipment.

John Schuetze seconded the motion. - The Board voted unanimously and the motion passed.

SETTLERS LANE CUL-DE-SAC:

Rodney Schuetze reported that a property owner contacted the DRROA and advised that he has a buyer for a piece of property on the half moon cul-de-sac on Settlers Lance across from Sunrise and wants to know when the County or the DRROA will be paving that half moon cul-de-sac and if it's not maintained that he will lose the sell of his property and there could be legal action. Ernie DeWinne reported that he and Joe Ortega met with Bruce Eliker and John Andrade and was advised that it was never adopted by the county for road maintenance. Bill Dillard reported that the property owner contacted him as well and he offered to have all four of the property owners that own lots in that half moon cul-de-sac put their money together and pave it, the property owner was not happy with that solution. The Board and guests discussed and agreed that they have no plans to maintain this part of the road at this time.

MOTION:

Rodney Scharich made a motion to not do any road maintenance to the half moon cul-de-sac on Settlers Lane across from Sunrise at this time and will contact the property owner.

Bill Dillard seconded the motion. - The Board voted unanimously and the motion passed.

BEC BROADBAND INTERNET: Rodney Scharich advised that he attended the town hall at BEC regarding rolling out fiber optic cables for high speed internet. Rodney advised that they are doing this based on interest and will be working in Boerne to have all customer access by May. Rodney said he would like to draft up a letter to send out to all the residents of Bandera River Ranch to share information with them and give them the web link so they can sign up to express interest to get it out here faster. Rodney advised that he has invited a BEC representative to attend our March Board meeting to inform our residents of the high speed internet options and answer any question anyone may have.

MOTION:

Rodney Scharich made a motion to send out a letter to all residents of Bandera River Ranch regarding signing up to express interest in BEC high speed internet.

Ron Beadles seconded the motion. - The Board voted five votes yes, Jon Kindred voted no, the motion passed.

SECURITY COMMITTEE: John Cressey-Neely reported that he did contact Ramon Hernandez to see if he would be interested in being a member of the security committee since he drives the subdivision daily. John said that he was interested and did attend the meeting tonight but had to leave because the meeting ran long. John advised that he will keep in touch with him and invite him to the Board meeting next month.

Reminder of the next Regular Board Meeting is March 14, 2017 at 7:00 p.m.

MOTION:

Jon Kindred made a motion to adjourn into Executive Session

Ron Beadles seconded the motion. - The Board voted unanimously and the meeting was adjourned into Executive Session.

DRROA President ó Rodney Scharich _____
DRROA Corporate Secretary ó Ron Beadles _____