

*DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JANUARY 13, 2009
161 BROKEN SPUR RD*

DIRECTORS PRESENT WERE:

Billy Hiner	Ernie DeWinne	Bruce Leland
Bill Dillard	Richard Lingk	

OTHERS IN ATTENDANCE:

Tom & JoAnn Kickler	Fred Sowerby	Jim Greenlee
Wayne Overman	Bob Kaska	Ramon & Marcella Hernandez
Chuck & Kay Kindred	Karen Lingk	Janet Kunz
Joe Ortega	Bernean Deeter	Karen Brucks
Wayne Mauldin		

The meeting was called to order by 2nd Vice President Billy Hiner at 7:05 p.m. January 13, 2009.
Each Director read the Minutes of the November Meeting.

MOTION:

Ernie DeWinne made a motion to accept the November Minutes with spelling correction of one word.
Bruce Leland seconded the motion.

- The Board voted and accepted the November Minutes with spelling correction of one word.

Billy Hiner opened up nominations for President for 2009.

MOTION:

Bruce Leland nominated Billy Hiner as President.

Bill Dillard seconded the motion.

- The Board voted unanimously and accepted Billy Hiner as President.

The Board discussed and assigned the following positions.

Billy Hiner – President
Bruce Leland – 1st Vice President
Bill Dillard – 2nd Vice President
Richard Lingk – 3rd Vice President
Phyllis Trolinger – Corporate Secretary
Ernie DeWinne – Treasurer

The Board went over the Committee Chairmen for 2009

ACC	Wayne Mauldin
Nominating Committee	Billy Hiner
Recreation	Mary Kae Leland
Audit & Finance	Ernest DeWinne
Security/Park Attendant	TBD
Welcome & Hospitality	JoAnn Kickler
Beautification	TBD
Collections & Insurance	Phyllis Trolinger
Roads	Bruce Leland
Water	Ernest DeWinne

TREASURER REPORT:

Ernie reported that there is a total of \$43,573.54 in checking and savings. The Board and guests went over the presented profit and loss statement, budget and projected year end budget. Ernie reported that the Board spoke with an attorney last night and the attorney offered to collect outstanding dues for the association, charging the legal fees to the owners and not the association. A guest asked if we could get a written contract stating that the association would not be charged, Ernie said he would get something in writing. Ernie advised that the Board decided to compile a list of delinquent owners and supply those to our attorney so he can get started on the collections. Billy Hiner read over a letter from a guest requesting an audit to be completed by a public accountant, Billy asked to have this item put on the agenda to be discussed at the February Board Meeting.

\$ 16,079.90 Road funds
\$ 28,036.90 General funds
\$ (543.26) Improvement funds

MOTION:

Billy Hiner made a motion to accept the Treasurers Report.

Bill Dillard seconded the motion.

- The board voted and accepted the Treasurers Report.

EXECUTIVE SECRETARIES REPORT:

Karen Brucks reported that she is working on the W2's and quarterly reports among regular duties.

RANCH MANAGERS REPORT

Joe Ortega reported that a new law passed regarding pool safety and to stay in compliance the drain cover has to be replaced which would require draining the pool since there are other repairs that need to be made as well. Billy advised that Joe spoke to him about this and Joe had suggested that the water be used for the roads since the county is out of water to be used on road repairs. Joe reported that Leslies Pools has the drain cover for \$56.64 and Nolan Pools has it for \$125.00, the Board discussed and said to order it from Leslies. The Board asked to put the pool upgrades on the February agenda. Joe advised the Board that he needs a new tire and tube for the tractor, Bandera Tire shop has it for \$212.50 and Trips Tire has it for \$246.00.

MOTION:

Ernie DeWinne made a motion to purchase a tractor tire at Bandera Tire shop for \$212.50

Bruce Leland seconded the motion.

- The Board voted unanimously to purchase a tractor tire at Bandera Tire shop for \$212.50.

WELCOMING COMMITTEE:

JoAnn Kickler reported to the Board and guests of the new committee members; Kay Mauldin, Bernean Deeter, Harriet Payne, Cheryl Finch, Darla Hiner, Mary Kae Leland and Vanessa Churchman. JoAnn advised that they were busy in November and December with six new residents.

ACC:

Wayne Mauldin reported that the ACC approved one new home, two fences and a green house. The Board, ACC and guests discussed a garage issue.

RECREATION COMMITTEE:

Bruce Leland reported that Mary Kae is in the process of getting quotes on how much it will cost to fix up and install the used playground set that we received and paint for the see-saws and benches.

ROAD COMMITTEE:

Bruce Leland reported that the committee met with Bruce Eicker and John Andrade and was advised that the County can not do any road rehab work until the water flow increases to a level where the state will allow them to pump water and with the possibility of another dry year the county may do resurface only and not rehab. The Road Committee advised that they made an agreement with the Bruce Eicker and John Andrade that if we can get Mr. Davis to sell water for a fair price to the County, they will be able to start rehab work on Indian Paintbrush, Western Trial up to Settlers and Heinen Rd South of Kings Ranch Rd. in early February. Bruce Leland reported that when the weather warms up the County will finish up Oak Bend Drive and Red Bud. Ernie DeWinne said that after they met on the roads they asked about new signage in the subdivision and was advised to talk to the Rural Addressing office. Ernie said they were advised that Bandera River Ranch and the Flying L were the only two subdivisions that refused signage ten years ago and the Rural Addressing office will write up a proposal. Ernie said that if they have to have an agenda item to approve road sign funding we will be on the agenda for the January 22nd County Commissioners meeting.

OLD BUSINESS:

The Board and guests discussed security cameras and additional lighting at the pool, the Board advised that Warren Welch is working on this and his finding along with others will be discussed at the February meeting.

NEW BUSINESS:

A guest made a formal complaint to the board along with pictures regarding violations by her neighbors. The Board advised that they have spoken to the homeowner and with the improvements that have been made is a huge improvement and the Board knows her frustrations about the matter was warranted. The guest said she hopes that by coming here in person tonight she hopes that the Board realizes how important it is that our covenants and restrictions are reviewed and violations are addressed on a daily basis. Billy advised that if anyone sees a blatant violation to call one of the Board of Directors and they will start the process of taking care of it.

MOTION:

Ernie DeWinne made a motion to adjourn.

Bruce Leland seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

Reminder of the next Meeting, February 10, 2009