

*DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JULY 21, 2009
161 BROKEN SPUR RD*

DIRECTORS PRESENT WERE:

Ernie DeWinne

Bruce Leland

Richard Lingk

Phyllis Trolinger

OTHERS IN ATTENDANCE:

Tom & JoAnn Kickler

Stoney McAlister

Nolberto Guerra

Mary Kae Leland

Jennifer DeWinne

Jim & Bernean Deeter

Tom & Cheryl Finch

Karen Brucks

The meeting was called to order by 1st Vice President Bruce Leland at 7:00 p.m. July 21, 2009.
Each Director read the Minutes of the June Meeting.

MOTION:

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

Richard Lingk seconded the motion.

- The Board voted unanimously to accept the June Minutes.

TREASURER REPORT: Ernie reported that there is a total of \$119,417.23 in checking and savings as of June 30th. The Board and guests went over the presented profit and loss statement and balance sheet.

\$ 41,025.90 Road funds
\$ 78,067.11 General funds
\$ 324.22 Improvement funds

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 reported that we have changed our auto liability insurance coverage to Mahan insurance company this last month and it was \$578.00.

EXECUTIVE SECRETARIES REPORT: Karen reported that with the help of Richard Lingk they have sent out 49 final notice letters certified mail reminding members that payments or payment plans must be made before August 1st or their accounts will be turned over to our Attorney for collections. Karen reported that she will be putting up posters and will need all resumes in by August 31st from anyone that will be running for the position of Board of Directors for the term starting January 2010 and will get these to the Nominating Committee on September 1st to review. The Nominating Committee will need to give their recommendations to the Board at the September Board meeting for a vote so they can be put on the ballot that will be sent out late September with the fall newsletter.

RANCH MANAGERS REPORT: The Board and guests read over Joe's monthly report of his duties. Joe reported that a new screen door is needed at the office.

MOTION:

Ernie DeWinne made a motion for Joe to spend \$200 to purchase a new screen door for the office and if it's over that amount to get with the Board for approval.

Richard Lingk seconded the motion.

- The Board voted unanimously and the motion passed.

Ernie reported that during the recent storm the roof on the entrance sign has been blown over approximately eighteen inches and the center column was cracked and have started asking for bids on the repairs. The Board discussed and will review all bids when they come in. Karen reported that before any work can be done we will have to send Perennial a letter with all bids since they pay half of the maintenance and repairs at the front entrance.

WELCOMING COMMITTEE: JoAnn Kickler reported that the committee has welcomed eight new families into the subdivision over the last two months.

ACC: Tom Kickler reported that last month the ACC approved two storage sheds and a carport and has also sent a certified letter to a homeowner that installed a storage shed without approval and gave them until July 31st to resolve the matter.

AUDIT AND FINANCE: Ernie reported that the committee met July 9th and reviewed expenditure documents ending April 30, 2009 and no discrepancies were found but have the following recommendations for the Board. Look into only paying for one Sams Club membership with two names on the account, look at prices of pool chemicals at Sams Club compared to what we normally spend, look into telephone services and see if we can save money there and review income items.

RECREATION COMMITTEE: Mary Kae reported that she is working on getting bids for a donation sign that will be put up at the new playground to thank the people that have donated. Mary Kae said she will submit bids at the next Board meeting and asked if she could add into the bids a roof to cover the sign to keep it from weathering.

ROAD COMMITTEE: Bruce reported that the County has done most of what was scheduled for this last year and will be back to complete the radius's on the cul-de-sacs and intersections sometime before winter. Bruce reported that the committee will come up with a list of all county maintained roads remaining by the next Board meeting to be reviewed for approval so a check can be cut to the County to get it started. Bruce reported that the committee will also come up with a list and figures for all roads that are not accepted by the County so the Board can discuss and consider some kind of road improvement plan since the responsibility of all non county roads is a responsibility of the Board.

NEW BUSINESS: Phyllis reported that she would like to have a meeting that all residents could attend regarding rainwater containment systems and will look into getting one put together. Richard Lingk suggested to the Board to get infrared cameras or a security light with motion sensors at the pool. The Board and guests discussed and Richard Lingk will look into the resolution and prices of infrared cameras and report it at the next Board Meeting.

The Board discussed the quotes provided for workers compensation insurance for employees at \$1500.00 per year. The Board decided they will not be purchasing it at this time since it is not required.

The Board and guests went over the information provided to them regarding a 911 emergency phone at the pool. The Board discussed and will review the materials and the laws and discuss them at the next Board meeting. The Board agreed that in the mean time they will issue a key for the office to the park attendant on duty so they can access the phone in the office in the case of an emergency.

MOTION:

Ernie DeWinne made a motion to adjourn.

Richard Lingk seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

Reminder of the next Meeting, August 11, 2009