

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JUNE 13, 2017
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

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

OTHERS IN ATTENDANCE:

Joann Kickler JoAnn Peterson Omar Wise John Adams Bernean Deeter
Susie Crews Stoney McAlister William Porter Joe Ortega Karen Antill

The meeting was called to order by 1st Vice President Jon Kindred at 7:00 PM June 13, 2017. Jon Kindred welcomed Karen Antill back and said she was missed and thanked Barbara Maxwell for stepping in did a great job while Karen was out. Jon Kindred asked Board members and guests to introduce themselves.

ACTION BETWEEN MEETINGS: Jon Kindred advised that the Board had an email vote to have out Attorney attend the July 11th Board Meeting which the vote didn't pass.

John Schuetze advised that the DRROA won our protest against the County Appraisal District for our 24 acre greenbelt and they reduced it down below our last year's appraisal value.

John Schuetze advised that we received a complaint on a property for dumping used wood on River Ranch Drive. John Schuetze advised that we have taken pictures and will call the property owner and ask them to have it removed.

John Schuetze advised that we purchased a new box blade for the DRROA mower and will try to sell the broken one for \$300.00.

John Cressey-Neely advised that Joe and he dealt with a group of kids at the River Park having a graduation party close to the River without a permit. John reported that the kids and adults were being orderly so they were asked to move the party over to the campsites and clean up before they leave and to bring their party deposit to the office the next business day.

MINUTES: Each Director read the Minutes of the May meeting.

Motion : Ron Beadles made a motion to accept the May Minutes as presented.

John Cressey-Neely seconded the motion. – The Board voted unanimously to accept and the motion passed.

TREASURER'S REPORT: The Board and guests reviewed the presented balance sheet and profit & loss statement. We finished last fiscal year with \$107,069.15 in the bank and as of May 31, 2017 we have \$178,259.40 in the bank.

Motion: Ron Beadles made a motion to accept the Treasurer's report as presented.

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

CORPORATE SECRETARY REPORT: Ron Beadles reported that we are in a great place and better than last year at this time with only 81 delinquent members out of 404 members.

EXECUTIVE SECRETARY REPORT: Karen Antill reported that she is getting caught up on everything and thanked Barbara Maxwell for working in the office while she was out for surgery. Karen reported that she is getting out the membership cards and vehicle decals and depositing membership payments as she receives them. Karen advised that she will be sending out late fees next week.

MAINTENANCE REPORT: Joe Ortega reported that his new worker is doing well, they fixed a broken backboard, working on mowing everything, brought in 19 yards of dirt from the new well site to level up behind the DRROA shop so it will be easier to mow. Joe reported that it looks like someone ran over the picnic table at campsite #1 at the River Park and asked the Board if he could purchase a new picnic table since this one can not be fixed; the Board discussed and agreed to have Joe purchase a new picnic table with a metal frame.

MOTION:

Ron Beadles made a motion to authorize Joe Ortega to purchase a new picnic table with a metal frame for the River Park.

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

ACC REPORT: Joe Ortega reported that the ACC hasn't had any building applications since the last Board Meeting.

OLD BUSINESS:

HOME BUSINESS REMEDIATION: John Cressey-Neely advised that Bill Dillard is working on this matter and should be at the next Board meeting to report on what is being done.

UPDATE RULES TO ALLOW HOA BOARD TO FINE: Jon Kindred advised that we purchased the Texas Homeowners' Association laws book and thanked John Schuetze for digging through this book to find the answers and questions we need to ask our Attorney. John Schuetze advised that we also printed out the Property Code Chapter 209 Texas Restrictive Covenants for Property Owners' Protection Act as well. Jon Kindred advised that we wanted to clarify what is the jurisdiction and authority of this Board to fine people that violate the rules. John Schuetze advised that last month we sent a letter to our Attorney asking if the Board or ACC can levy fines for violations; which our Attorney told us that we cannot levy fines per our Covenants and Restrictions but we can take violators to court. The Board and guests discussed and the Board came up with five questions to ask our Attorney and Jon Kindred will draft them up, email them to the Board so the Board members not at this meeting can add questions and ask for additions or corrections to be made before we send them to our Attorney later this week.

Five questions that the Board came up with:

1. Does our power to promulgate rules and regulations as provided in the Covenants and Restrictions include the authority to establish and collect fines for violations thereof and do the rules have the power and enforcement as if they were in the Covenants and Restrictions?
2. May our Covenants and Restrictions be amended and or replaced without recourse to the existing method for amendments?
3. Is there a model Covenants and Restrictions that he could provide and could we adopt it without prejudice to existing property owners?
4. In general what can this HOA do to enforce standards and rules?
5. What is the explanation of the Covenant lawsuit?

MOTION: John Schuetze made motion that the Board finalize the questions to our Attorney over the next few days and send them out to our Attorney.

John Cressey-Neely seconded it. Board voted unanimously and the motion passed.

NEW BUSINESS:

FY 2017-2018 BUDGET: John Schuetze asked the Board to review the proposed 2017-2018 fiscal year budget. John Schuetze advised that everything is pretty much the same as last year except he increased the equipment purchase line from \$1000.00 to \$2,500.00 since we have already purchased a new box blade for the tractor for \$1,400.00. Karen advised that the telephone budget was increased from \$3,000.00 to \$5,100.00 because of the AT&T messaging and asked that if the Board wants to keep it we should do a yearly contract which would save 20%. The Board discussed and agreed to cancel the AT&T messaging service since everyone has access to Nextdoor.com that can be used to get important information out to the residents of Bandera River Ranch and asked everyone to sign up and tell their neighbors to do so as well.

MOTION:

Jon Kindred made a motion to accept the 2017-2018 Fiscal year budget as presented.

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

Ron Beadles asked if anyone has heard from the Fire Marshal and why hasn't he come to any of our Board Meetings since he said he would answer questions about burning in our subdivision and to help us update our burn permits, Joe Ortega advised that he will call and see if he can attend the July 11th Board meeting. Karen advised that she will contact the Game Warden to see if he can make the July 11th Board Meeting as well.

Jon Kindred asked where we are at with the publication of the HOA directory "light". Karen Antill advised that the volunteers that are publishing it are out of town until June 20 and she will get with them to see when it will be completed by.

The Board and guests discussed the recent increase on the property tax appraisals and JoAnn Kickler advised that Maria at the County Appraisal District said that she would like to come to one of our Board meetings to answer questions.

REMINDER OF NEXT MEETING: Regular Board Meeting – July 11th, 2017, 7PM.

MOTION:

John Cressey-Neeley made a motion to adjourn.

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

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