

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**MARCH 8, 2016**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

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

**OTHERS IN ATTENDANCE**

James & Susie Crews	Harold Martin	Nancy Butler	Ernie DeWinne
Wayne Mauldin	JoAnn & Tom Kickler	JoAnn Peterson	Bernean Deeter
Stoney McAlister	Zane Everett	Bob Roberts	Joe Ortega
Karen Antill			

The meeting was called to order by President Rodney Scharich at 7:00 p.m. March 8, 2016.

**MINUTES:** Each Director read the Minutes of the February Meeting.

**MOTION:**

John Schuetze made a motion to accept the February Minutes as presented.

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

**GUEST SPEAKER ZANE EVERETT FROM PPI:** Jon Kindred asked the PPI to clarify the relationship between the PPI and the DRROA Board of Directors with respect to the Architectural Control function. Zane Everett advised that the ACC was a division separate from the property owners association in the beginning. In 1997 Zane advised that half of the ACC was to be picked from the community and half from the developers of PPI. Zane advised that in 2008 PPI had fewer lots and the DRROA Board and community were more active and PPI relinquished the administrative, operations and overseeing to the DRROA Board giving them the right and ability to pick and approve the ACC and plans. Jon Kindred proposed that the DRROA Board formally ask PPI to transfer the ACC functions from PPI to DRROA. Zane Everett advised that he believes there is already something in writing and will look for it, if not PPI will get the appropriate paperwork together to transfer authority of the architectural control to the DRROA Board.

Jon Kindred presented a letter he drafted from the DRROA Board to PPI requesting that PPI convey to DRROA authority and functions pertaining to architectural control. The Board and PPI reviewed the draft document and Zane asked for time to be able to locate the documents.

**MOTION:**

Jon Kindred made a motion subject to both Attorneys reviewing the draft letter to PPI and allowing enough time for PPI to locate transfer document, if PPI is unable to find documents, have the draft letter signed by the DRROA President and sent to PPI.

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

**TREASURER REPORT:** The Board and guests went over the Balance Sheet and Profit and Loss report presented; there is a total of \$89,616.14 in checking and savings as of February 28, 2016. John Schuetze advised that he moved \$20,000.00 from Bandera Bank Checking to Texas Hill Country Bank Checking as voted on during the last Board meeting. Karen Antill presented the proposed 2016-2017 fiscal year budget for the Board to review and vote on during the next Board meeting.

**MOTION:**

John Cressey-Neely made a motion to accept the Treasurers Report as presented.

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

**CORPORATE SECRETARY:** Ron Beatles advised that he has called the delinquent members and we are trying to locate new phone numbers and updated address for the ones that we can't contact. Ron reported that we have six (6) members delinquent in their 2015-2016 fiscal year dues totaling \$1,748.70; five (5) accounts delinquent with prior year dues totaling \$2,590.56; four (4) members on a payment plan totaling \$1,518.67; two (2) members in bankruptcy totaling \$1,137.78; and one (1) account that we took back from collections totaling \$7,351.71.

**EXECUTIVE SECRETARIES REPORT:** Karen Antill reported that she is preparing for the fiscal year billing along with regular duties.

**MAINTENANCE REPORT:** Joe Ortega reported that they have been staining the buildings, cleaning up the mail centers, fertilized the grass at the pool, and repaired the cable fence at the river park along with their regular duties. Joe asked the Board if he could purchase a pallet of bricks for \$388.00 to update the flower bed at the office.

**MOTION:**

Ron Beadles made a motion to allow Joe to purchase a pallet of bricks for \$388.00 to update the flower bed at the office.

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

**ACC:** Paul Barton reported that the ACC approved a chain link fence and garage since the last Board Meeting. The Board and ACC discussed a couple ACC violations and the ACC advised that they will speak with the members in violation as well as send letters.

**OLD BUSINESS:** Rodney Sharich advised that he forgot to bring the information to the meeting tonight regarding the AT&T messaging plan. Jon Kindred requested that since we have been going over this the last few Board meetings that he would like to see the Board to take a vote to purchase the entry level plan and include a notice in the billing mail out for members to submit their cellphone numbers.

The Board and guests discussed the AT&T messaging plan and advised that this can be used if there are any emergencies we can send out mass texts if we are given their mobile phone number. The guests asked why things like the mountain lion sighting wasn't sent out to the email list that was collected; John Cressey-Neely said it will be done in the future and he will write something up and have it sent out tomorrow.

**MOTION:**

Ron Beadles made a motion to purchase the entry level AT&T messaging plan.

Jon Kindred seconded the motion. - The Board voted, 6 for yes, 1 for no. The one (1) no vote would like more information before he voted. - Motion passed.

Ron Beadles advised he would like to know if Joe could carry a gun in his vehicle for safety; the Board and guests discussed and John Cressey-Neely advised he will contact the sheriff to ask if he can carry a gun for protection of himself and our residents. Ernie DeWinne advised that he will bring this up to the Water Board Thursday since he drives the BRRWSC truck.

Ernie DeWinne advised that he thought John Andrade would have been here tonight, and was waiting for John to give him information on the speed bumps, striping and other safety devices. Ernie advised he hasn't had time to research documents that John Andrade provided him and was informed to wait until the elections are over so we know who the County Commissioner will be before we do a petition to ask Bandera County to accept the mile of road that has not been accepted by the County in the past.

John Cressey-Neely presented two options for keypad locks for the tennis courts to keep them locked, the Board will review and look into this.

**NEW BUSINESS:** Ernie DeWinne reported that the well #5 project is coming along really well and the BRRWSC had to put a notice for bid in the newspaper for two weeks and will be meeting March 31<sup>st</sup> for bid opening.

*Reminder of the next Board Meeting is April 12, 2016 at 7:00 p.m..*

**MOTION:**

Paul Barton made a motion to adjourn into Executive Session.

Bill Dillard 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 \_\_\_\_\_