

*DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
MARCH 10, 2009
161 BROKEN SPUR RD*

DIRECTORS PRESENT WERE:

Billy Hiner	Ernie DeWinne	Bill Dillard
Phyllis Trolinger	Richard Lingk	

OTHERS IN ATTENDANCE:

Wayne Mauldin	Harold & Carol Smith	Tom & JoAnn Kickler
Mary Kae Leland	Tom & Cheryl Finch	Cindy Mazurek
Tom Kopke	Brian Horn	Jennifer DeWinne
Karen Lingk	Ann Valentino	Karen Brucks

The meeting was called to order by President Billy Hiner at 7:15 p.m. March 10, 2009.
Each Director read the Minutes of the February Meeting.

MOTION:

Ernie DeWinne made a motion to accept the February Minutes with the correction of sing to sign under the Road Committee Report.

Bill Dillard seconded the motion.

- The Board voted yes unanimously to accept the February Minutes with the correction.

TREASURER REPORT: Ernie reported that there is a total of \$32,007.85 in checking and savings. The Board and guests went over the presented profit and loss statement, budget and projected year end budget.

\$ 16,513.90 Road funds
\$ 15,987.21 General funds
\$ (493.26) Improvement funds

MOTION:

Bill Dillard made a motion to accept the Treasurers Report.

Phyllis Trolinger seconded the motion.

- The board voted yes unanimously.

CORPORATE SECRETARY: Ernie reported that the Board met with Attorney Chris Weber back in January and was given an offer to collect past due assessments for the association at no extra cost to us. The Attorney would collect our past due assessments and his fee, turn the money over to us when they pay and then bill us for his fee. The Board voted in February to take the offer and turned over six delinquent accounts to him which two have been paid in full so far. The Board and guests discussed letters sent from our Attorney Chris Weber regarding three delinquent accounts that he has been unable to collect and gave four options; for us to foreclose on the property which would be approximately \$750.00 per property, file a lawsuit, pay delinquent taxes and presume the position of the county or file a lien every four years and let it sit. Bill Dillard advised that he spoke to Mr. Weber and he is researching if an individual can step in and pay the delinquent fees and try to take over the property. The Board tabled discussions until Bill Dillard hears back from Chris Weber and will be put on the agenda for the April Board Meeting.

EXECUTIVE SECRETARIES REPORT: Karen reported that she needs all newsletter articles by March 31st. Karen reported that she will be attending the Notary class next week and advised the Board that a \$10,000.00 Notary Bond is include in the application fee, and they did suggest purchasing an errors and omissions bond that gives an extra four year protection of \$35,000.00 for \$62.00. The Board discussed and said to get it. Karen advised that she needs volunteers to help stamp and stuff envelopes for the upcoming mail out.

RANCH MANAGERS REPORT The Board read over Joe Ortega's report. Joe has been working at the River Park, working with the County to drain the pool, repaired the pool among other duties this month.

WELCOMING COMMITTEE: JoAnn Kickler reported that the committee will be meeting later this month to revise the welcome letter and will present the changes at the next Board Meeting.

ACC: Wayne Mauldin reported that the ACC approved two new homes, a few fences and sheds this month.

RECREATION COMMITTEE: Mary Kae Leland reported that the committee will be having a garage sale on May 2nd and are still taking money donations. Mary Kae asked that if anyone has anything to donate to call her or the office to schedule a pickup or drop off at the small building at the front entrance of the subdivision. Mary Kae said that they need help pricing the items as well.

Mary Kae advised that she spoke with the volunteer helping her get prices on security cameras and prox card systems and was advised that he thinks we can get a camera prox card and reader for \$3,500.00 and will get the information to Mary Kae to present to the Board. The Board and guests discussed if this would lower our insurance, the Board asked Karen to call our insurance company to see if a security cameras would lower our insurance rates.

BEAUTIFICATION COMMITTEE: Mary Kae said that before the committee turns things over to Joe, she would like to ask for volunteers to help them and Joe to lay down the weed barrier at the Mail center on River Ranch next Thursday.

ROAD COMMITTEE: Ernie DeWinne reported that the County is through using water on the base work and all the material is at the front entrance and the County is just waiting for the weather during the day and night to reach at least 70 degrees before they can put down the emulsion and rock. Ernie said he is unsure where the County will get the water for the final grading on the road before they put down the emulsion and rock.

OLD BUSINESS: The Board discussed the pool upgrades and decided for now to just tie the filters together and get all skimmers online.

The Board and guests discussed the pool hours and days, the Board decided to close the pool on Mondays to allow for maintenance and to allow for the pool to regenerate, except for holiday weekends which the pool would close Tuesdays instead.

MOTION:

Ernie DeWinne made a motion to close the pool on Mondays with the exception of holiday weekends. Phyllis Trolinger seconded the motion.

- The board voted unanimously and the motion passed.

The Board discussed the volunteer Park Attendants Coordinator position and Karen Lingk volunteered to take the position. Karen Lingk suggested to the Board that it should be mandatory for all members to put their membership decal on their cars, charge guests of host members and limit guests to four per family per visit except for parties that are booked in advanced. Karen Lingk said that we could sell guest cards in the office for \$20.00 and each time the member brings a guest they would have to sign the guest card, once the card is filled up the member buys another card. Karen Lingk advised that she could schedule volunteers to check membership and guest cards at the pool. A guest asked that if we charge guests a fee to come with a member would that raise our liability insurance, the Board asked Karen Brucks to look into this. The Board and guests discussed all the options.

MOTION:

Ernie DeWinne made a motion to charge a \$2.00 fee for each guest that a member brings to the pool up to four. Bill Dillard seconded the motion.

- Four Board Members voted yes and one Board Member voted no, the motion passed.

The Board and guests discussed the Audit Committee, Billy advised that as soon as Ernie gets everything ready for the 2008/2009 fiscal year the audit will be started. Tom Kickler, Richard Lingk and Tom Finch volunteered to be on the Audit Committee.

NEW BUSINESS: The Board discussed and decided to maintain the \$35.00 per lot road fee for the last of the five year plan.

MOTION:

Ernie DeWinne made a motion to continue with the \$35.00 per lot road fee for the last year of the five year plan. Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed.

The Board briefly discussed assessing dues on the previous developers that do not currently pay HOA dues at this time and the Board tabled for future discussion.

A guest asked about 4-wheelers and ATV's on the road, the Board said they will look into it and put it on the agenda for the next Board meeting to discuss.

The Board and guests discussed shooting of small animals and deer in the subdivision, a guest asked to have a reminder put in the newsletter that shooting is not allowed in the subdivision, the Board agreed.

MOTION:

Ernie DeWinne made a motion to adjourn.

Phyllis Trolinger seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

Reminder of the next Meeting, May 12, 2009