

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

**DIRECTORS PRESENT WERE:**

Ernie DeWinne	Bruce Leland	Richard Lingk	Bill Dillard
Billy Hiner			

**OTHERS IN ATTENDANCE:**

Tom & JoAnn Kickler	Dan Carpenter	David & Virginia Harrell	Karen Brucks
Wayne Mauldin			

The meeting was called to order by 1<sup>st</sup> Vice President Bruce Leland at 7:05 p.m. October 13, 2009. Each Director read the Minutes of the September Meeting.

**MOTION:**

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

Bill Dillard seconded the motion.

- The Board voted unanimously to accept the September Minutes as presented.

**TREASURER REPORT:** Ernie reported that there is a total of \$114,198.48 in checking and savings as of September 30<sup>th</sup>. The Board and guests went over the presented profit and loss statement and balance sheet.

\$ 44,503.40	Road funds
\$ 68,247.37	General funds
\$ 1,447.71	Improvement funds

Ernie reported that Joe had suggested putting in a water containment system to catch the backwash water from the pool to tie in with the existing sprinklers to keep the area around the pool green. Ernie reported that he thinks two 2500 gallon tanks would work and he will work on a cost estimate but would like to hold off on purchasing it until later in the fiscal year.

**MOTION:**

Richard Lingk made a motion to accept the Treasurers Report as presented.

Bruce Leland seconded the motion.

- The Board voted unanimously and the motion passed.

**EXECUTIVE SECRETARIES REPORT:** Karen advised the Board that she has sent six accounts to our Attorney for collections and will be sending one more this week. Karen reported that we received our property tax invoices and it increased this year from \$2331 to \$2604 and our personal property went down from \$198 to \$89.

**RANCH MANAGERS REPORT** The Board discussed and agreed to keep a helper for Joe until the end of the month to help get caught up on mowing and prepare for the annual meeting and will readdress at the next Board meeting. Ernie advised the Board that Joe needs to get another timer installed on the pumps for the pool to save on electricity.

**WELCOMING COMMITTEE:** JoAnn reported that there were no new residents this past month to welcome.

**ACC:** Wayne Mauldin reported that the ACC has approved two new homes this month and expects another two applications to come in next week.

**ROAD COMMITTEE:** Bruce reported that he spoke with John Andrade and was advised that the County will be out this week to finish up the cul-de-sacs and the intersection of Heinen and Settlers lane. Bruce reported that if the County has water available and weather permitting they should finish repairs on all county maintained roads in the subdivision next year. Bruce advised that he invited John Andrade, Bruce Eliker and Doug King to the annual meeting.

**AUDIT AND FINANCE:** Richard Lingk reported that the Audit and Finance Committee has met on at least four occasions since April 30, 2009 for the purpose of conducting an audit of the finances of the Double R Ranch Owners' Association. The audit committee did a random audit of customer accounts, payments to bank accounts were tracked to assure that all deposits were made, reconciliation of ACC bank deposits and reviewed invoices to disbursements. The committee completed the 2008-2009 fiscal year audit and found no evidence of irregularities. Recommendations were made to review and update records quarterly by the Audit Committee. The recommendation was also made to tie check numbers to deposits.

**OLD BUSINESS:** Richard Lingk reported that he will check pre-season next year for sales on pool furniture pending the budget.

The Board and guests discussed forming a group to review the Bylaws and suggest revisions; Billy Hiner will be the Board representative on the committee.

The Board discussed the rules and covenants and restrictions and by the next Board meeting Ernie will gather questions to give to the Attorney to review.

A guest asked about the website for the subdivision, the Board discussed and will ask around and get an estimate on how much it would cost to set up.

The Board and guests continued discussion from last month on opening the office up to groups to use. Right now it's just a group of ladies that play cards every other Monday night. The Board decided to go ahead and allow the group of ladies to use the office to play cards every other Monday night once the files, computer and safe are secured and a half door is installed. The Board decided that if requests to use the office grow or if problems arise the Board will revisit. In the future the Board will talk about possibly building a community center for the subdivision.

**MOTION:**

Ernie made a motion to let the group of ladies to use the office once the half door is installed and the files, computer and safe are secured.

Richard Lingk seconded the motion.

- The Board voted unanimously and the motion passed.

**NEW BUSINESS:** The Board received a letter from a resident regarding violations by their neighbors. The Board addressed those issues and a couple others and will send certified letters to the owners advising them of the violations. The Board reminded everyone that dogs are a county issue and if anyone sees dogs running loose to call the Sheriffs Department.

**MOTION:**

Ernie DeWinne made a motion to adjourn.

Bill Dillard seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

**Reminder of the next Meeting, November 10, 2009**