

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
FEBRUARY 9, 2010
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Ernie DeWinne	Richard Lingk	Billy Hiner	Bruce Leland
Bill Dillard			

OTHERS IN ATTENDANCE:

Tom & JoAnn Kickler	Wayne Mauldin	Jim & Bernean Deeter	Karen Lingk
Jennifer DeWinne	Karen Brucks		

The meeting was called to order by 1st Vice President Bruce Leland at 7:00 p.m. February 9, 2010.
Each Director read the Minutes of the January Meeting.

MOTION:

Ernie DeWinne made a motion to accept the January Minutes as presented.
Richard Lingk seconded the motion.

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

Bruce Leland opened up nominations for President for 2010.

MOTION:

Ernie DeWinne nominated Billy Hiner as President.
Richard Lingk seconded the motion.
- The Board voted unanimously and accepted Billy Hiner as President.

MOTION:

Richard Lingk made a motion to maintain the same positions as the previous year for Board of Directors.
Ernie DeWinne seconded the motion.
- The Board voted unanimously to maintain the same positions as the previous Board of Directors.

Billy Hiner – President
Bruce Leland – 1st Vice President
Bill Dillard – 2nd Vice President
Richard Lingk – 3rd Vice President
Phyllis Trolinger – Corporate Secretary
Ernie DeWinne – Treasurer

The Board went over and approved the Committee Chairmen for 2010

ACC	Wayne Mauldin
Nominating Committee	Billy Hiner
Recreation	Mary Kae Leland
Audit & Finance	Richard Lingk
Security/Park Attendant	TBD
Welcome & Hospitality	JoAnn Kickler
Beautification	TBD
Collections & Insurance	Phyllis Trolinger
Roads	Bruce Leland
Water	Ernest DeWinne
Bylaw Review Committee	Bernean Deeter

The Board tabled the discussion for a Beautification and Security/Park Attendant Chairmen until a future meeting.

TREASURER REPORT: Ernie reported that there is a total of \$59,102.76 in checking and savings as of January 31st 2010. The Board and guests went over the presented profit and loss statement and balance sheet.

\$ 5,563.40 Road funds
\$ 51,991.65 General funds
\$ 1,547.71 Improvement funds

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.

CORPORATE SECRETARY: Karen reported that she received a call from Attorney Chris Weber's office today and one of the properties that they were trying to collect on for us has been foreclosed on and we will have to write off all past dues of \$102.00. Bill Dillard advised that he will call our Attorney regarding their fees on this property.

EXECUTIVE SECRETARIES REPORT: Karen presented the Bandera River Ranch website to the Board of Directors and asked for permission to host it for approximately \$30.00 a year.

MOTION:

Ernie DeWinne made a motion to host the Bandera River Ranch website as requested.
Richard Lingk seconded the motion.

- The Board voted unanimously and the motion passed.

RANCH MANAGERS REPORT: The Board and guests went over Joe's report in getting bids for the driveway at overview park and the new mail center, a proposal on the structure over the existing pool deck, worked with the pool sign and reinstalled it, worked with the pool, put away Christmas lights and fixed the leak in the bathhouse.

WELCOMING COMMITTEE: JoAnn Kickler reported that the committee has welcomed 3 new families since last meeting.

ACC: Wayne Mauldin reported that the ACC had approved a new storage building since the last meeting.

RECREATION: Mary Kae Leland advised that the tennis courts should be washed off every six-months with a hose and a pressure nozzle. Mary Kae asked what should be done with the used piece of playground equipment that was donated to us, suggestions were to either put it up at the River Park, use pieces to add to the equipment at the Overview Park or sell it for scrap metal. Mary Kae advised it would run about \$5,000.00 to install including refurbishing and groundcover.

ROAD COMMITTEE: Bruce Leland advised that we have given the County the donation for the upcoming roadwork and stated that the DRROA is responsible for all non-county maintained roads and the Board will get bids and go over the costs associated with it at a future meeting. Billy stated that he would like to see the non-county maintained roads resurfaced before the new mail center and office parking lot in respect for all members that have paid their road fees. The Board discussed and would like to do some minimal work on the new mail center and DRROA parking lot to temporarily fix them.

MOTION:

Ernie DeWinne made a motion to authorize \$500.00 to use for road materials for the new mail center and DRROA parking lot.

Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed.

BYLAW REVIEW COMMITTEE: Ernie advised that he has made some additional suggested changes to the Bylaws that he would like to see changed. The Board advised the committee that they will have an executive session soon to review all the changes to the Bylaws and will get all the updated information to them to present at the March Board Meeting for the Board to vote on.

OLD BUSINESS: Ernie advised that he would like to ask Jill Moody as an architect to donate some time and give a detailed drawing and supply list for the new pool deck cover to make sure it is structurally safe. The Board and guests also discussed re-roofing the existing gazebo and will talk about this at a future meeting.

The Board discussed a list of violations in the subdivision regarding loose dogs, brush, excessive vehicles, debris, occupancy of RV's among other things and will send out letters regarding these issues.

MOTION:

Ernie Dewinne made a motion to send out violation letters.

Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed.

NEW BUSINESS: The Board briefly discussed dues and a possible rate increase to help with future projects such as a community center, maintenance for non-county roads and memorial park. The Board will discuss more in-depth at the March Board Meeting.

MOTION:

Bruce Leland made a motion to adjourn.

Richard Lingk seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

Reminder of the next Meeting, March 9, 2010