

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

**DIRECTORS PRESENT WERE:**

Ernie DeWinne      Phyllis Troligner      Richard Lingk      Bill Dillard      Billy Hiner

**OTHERS IN ATTENDANCE:**

Tom & JoAnn Kickler	Virginia Harrell	Karen Brucks	Kay Kindred
Wayne Mauldin	Karen Lingk	Joe Ortega	

The meeting was called to order by President Billy Hiner at 7:00 p.m. March 9, 2010.  
Each Director read the Minutes of the February Meeting.

**MOTION:**

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

Richard Lingk seconded the motion.

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

**TREASURER REPORT:**      Ernie DeWinne reported that there is a total of \$56,216.41 in checking and savings as of February 28, 2010. The Board and guests went over the presented profit and loss statement and balance sheet.

\$ 5,703.40	Road funds
\$ 49,095.30	General funds
\$ 1,447.71	Improvement funds

**MOTION:**

Phyllis Trolinger made a motion to accept the Treasurers Report as presented.

Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed.

**CORPORATE SECRETARIES REPORT:** Phyllis Trolinger reported that the new website is up and running thanks to Karen. The Board discussed calling the Bandera Bulletin and having them come out and write a new story regarding the improved water situations in Bandera River Ranch. Ernie reported that he will submit his profit and loss and balance sheets to add to the financial tab on the webpage as soon as he can.

**EXECUTIVE SECRETARIES REPORT:** Karen Brucks stated that all news letter articles are due by March 31<sup>st</sup> so they can be printed and ready to send out in April. Karen also reported that she will be picking up supplies next week for the spring mail out and billing and will need volunteers to help stamp and stuff envelopes. Karen reported that a couple residents have informed the office that deer have been killed by what they think is a mountain lion in their back yards and wants us to alert the residents. Billy asked Joe to contact the game warden and talk to Bruce to see what the state recommends on how to inform residents.

**RANCH MANAGERS REPORT** Joe Ortega reported that he and some helpers have worked the new mail center spreading the base put down several loads of gravel on top so it won't be as muddy. Billy Hiner reminded Joe to prime and paint the center column at the front entrance and spread soil sterilizer around the tennis courts and spray them off as soon as they can. Billy reported that Joe recommends that we hire the new helper on April 1<sup>st</sup> so he can train and get him familiar with the duties before the pool season starts, the board agreed. Joe also reported that the new pool cover is coming along really well.

**WELCOMING COMMITTEE:** JoAnn Kickler reported that the committee has welcomed one new family since the last board meeting.

**ACC:** Wayne Mauldin reported that the ACC has approved a storage building and deck cover since the last board meeting.

**ROAD COMMITTEE:** The Board went over the bids for road work on the non-county roads in the subdivision and agreed to review them and meet with each of them before the next board meeting.

**RECREATION COMMITTEE:** Mary Kae presented that she would like to change the wording in the residents directory to read “for the sole use of residents and property owners....”, the Board agreed.

**OLD BUSINESS:** The Board and guests discussed a dues increase, Ernie reported that he went online and since the last dues increase back in 2000 the cpi and accumulative inflation increase is 26.3% and the Board suggests only increasing the dues by 20% which is an extra \$25.00 per lot per year. The Board advised that this money will help with future improvements in the subdivision and help with the roadwork that needs to be done on the non-county roads. Phyllis volunteered to write a letter explaining the increase in dues to be sent out with the billing in April.

**MOTION:**

Ernie DeWinne made a motion to increase the homeowners’ annual assessment from \$125.00 to \$150.00 per lot per year.

Bill Dillard seconded the motion.

- The Board voted and with four votes for and one abstention the motion passed.

The Board and guests discussed the 2010-2011 fiscal year budget that Ernie presented.

**MOTION:**

Richard Lingk made a motion to accept the 2010-2011 fiscal year budget.

Phyllis Trolinger seconded the motion.

- The Board voted unanimously and the motion passed.

Ernie presented the updated Bylaws to the Board of Directors for approval. Changes made were; the terms that the Board of Directors serves decreased from 6 years down to 3 years and every year two positions will be up for election, the location of the Association office, to have two authorized signatures on checks \$2,000.00 and above, annual audits will be performed by the audit/finance committee, the treasurer will present the annual budget to be approved by the Board of Directors and financial statements to be presented at the monthly board meetings, the annual financial statements to be presented at the regular annual meeting, some minor word changes were also made. The Board thanked the Bylaw Review Committee for all their hard work.

**MOTION:**

Phyllis Trolinger made a motion to accept the Bylaw updates as presented.

Ernie DeWinne seconded the motion.

- The Board voted unanimously and the motion passed.

**NEW BUSINESS:** Billy Hiner reminded the Board that they will all meet sometime before the next board meeting to review the bids for the non-county roads and also discuss the employee salaries.

**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, April 13, 2010**