

*DOUBLE R RANCH OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
APRIL 13, 2010  
161 BROKEN SPUR RD*

**DIRECTORS PRESENT WERE:**

Richard Lingk	Bill Dillard	Bruce Leland
Motions were reviewed by Phyllis Trolinger and Billy Hiner after the meeting and approved.		

**OTHERS IN ATTENDANCE:**

Tom & JoAnn Kickler	David & Virginia Harrell	Karen Brucks	Wayne Mauldin
Joe Ortega	Charlene Greenhill	Barbara Pierce	Bernean Deeter
Ginny Howery	Jennifer DeWinne	Sheryl Burkeen	Judy Roberts

The meeting was called to order by 1<sup>st</sup> Vice President Bruce Leland at 7:00 p.m. April 13, 2010.  
Each Director read the Minutes of the March Meeting.

**MOTION:**

Bill Dillard made a motion to accept the March Minutes as presented.

Richard Lingk seconded the motion.

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

**TREASURER REPORT:** Jennifer DeWinne read over the report submitted by Ernie DeWinne and reported that there is a total of \$50,300.50 in checking and savings as of March 31, 2010. The Board and guests went over the presented profit and loss statement and balance sheet.

\$ 6,093.90 Road funds  
\$ 42,788.89 General funds  
\$ 1,447.71 Improvement funds

**MOTION:**

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

Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed.

**EXECUTIVE SECRETARIES REPORT:** Karen reported that she is working on the billing and needs volunteers to help with stuffing envelopes.

**RANCH MANAGERS REPORT** Joe Ortega reported that they are mowing and preparing for the pool season. Joe thanked the volunteers for helping build the new pool deck cover and reported that they are in the process of staining it.

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

**ACC:** Wayne Mauldin reported that the ACC approved two fences, two sheds and a deck since the last board meeting.

**ROAD COMMITTEE:** Bruce reported that he met with John Andrade today and was advised that John will go to 911 addressing to see where we stand on new road signs for the subdivision. John also informed Bruce that the County is considering using universal house address signs in the county for 911 purposes. Bruce reported that he anticipates that the County should be starting on the roadwork in the subdivision soon because the road materials are already at the front entrance.

The Board discussed and would like the minutes to show that the five year plan for the road assessments has expired.

**MOTION:**

Richard Lingk made a motion to expire the \$35.00 road assessment.

Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed

**BYLAW REVIEW COMMITTEE:** Bernean Deeter reported that the Committee would like to know what document they should work on next. The Board discussed and asked them to start working on the Articles of Incorporation. The name of the Committee will be changed to the Document Review Committee.

**OLD BUSINESS:** Virginia Harrel reported that several people have expressed that they would like to have one night a week for adults only at the pool and suggested Wednesday from 6:00 to 8:30pm. Virginia also suggested closing the pool every Friday instead of Mondays because of lack of volunteers. The Board and guests discussed and were ok with Wednesday nights as adult only nights, but not to close the pool on Friday instead of Monday because Friday is the start of the weekend and also with high volumes of people on the weekends the pool needs to be heavily shocked on Mondays.

**MOTION:**

Richard Lingk made a motion that every Wednesday night from 6:00-8:30 will be adult night only at the pool. Bruce Leland seconded the motion.

- The Board voted unanimously and the motion passed.

The Board discussed the violation letters sent out in February and will drive the subdivision before the next board meeting to see if the violations were corrected. The Board discussed and will send another letter to the property owners that are in violation of occupancy of an RV on their property asking for them to meet with the Board to discuss the situation.

The Board discussed the original Resolution dated August 12, 1996 to stop accruing annual dues against lots in Bandera River ranch owned by the remaining developers in turn for giving up their voting rights. The Board of Directors drafted a new Certificate of Corporate Resolution dated April 13, 2010 to start assessing annual dues on all lots owned by the original developers and give them back voting rights starting May 1, 2010.

**MOTION:**

Bill Dillard made a motion to accept the new Certificate of Corporate Resolution dated April 13, 2010 to start assessing annual dues on all lots owned by the original developers and give them back voting rights as of May 1, 2010.

Richard Lingk seconded the motion.

- The Board voted unanimously and the motion passed.

The Board reviewed and discussed the drafted letter that will be going out to all members notifying them of the \$25.00 increase in dues per lot per year starting May 1, 2010. The Board asked for the letter to be updated to include notice that the road assessments of \$35.00 per lot per year has expired and asked to have the updated letter sent to all Board members tomorrow so it can be approved and sent out with the billing.

**NEW BUSINESS:**

The Board and guests discussed a request for the water connections at the mail centers and front entrance to be reconnected. The Board agreed for budget reasons they will leave them disconnected and Wayne Mauldin will try to get a price on a water tank that may be for sale.

The Board and guests discussed someone driving off the driveway and past the rocks at the new Mail Center. The Board agreed to get some larger rocks to use as a border so there will be no way to drive past them.

**MOTION:**

Richard Lingk made a motion to adjourn.

Bill Dillard seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

**Reminder of the next Meeting, May 11, 2010**