

*DOUBLE R RANCH OWNERS' ASSOCIATION, INC.*

*BOARD OF DIRECTORS' MEETING*

*August 10, 2010*

*161 BROKEN SPUR RD*

**DIRECTORS PRESENT WERE:**

Ernie DeWinne      JoAnn Kickler

Bruce Leland

Bill Dillard

Wayne Mauldin

**OTHERS IN ATTENDANCE:**

Jennifer DeWinne      Kay Mauldin  
Jim Deeter      Karen Brucks

Mary Kae Leland  
Tom Kickler

Stoney McAlister  
Ginny Howery

Joe Ortega  
Kay Kindred

**MOTION:**

Bruce Leland made a motion to formally accept JoAnn Kickler as Corporate Secretary.

Bill Dillard seconded the motion.

- The Board voted unanimously to accept JoAnn Kickler as Corporate Secretary.

**NOMINATION COMMITTEE:** JoAnn Kickler presented Wayne Mauldin as a candidate for the open position on the Board.

**MOTION:**

Ernie DeWinne made a motion to accept Wayne Mauldin onto the Board.

JoAnn Kickler seconded the motion.

- The Board voted unanimously to accept Wayne Mauldin onto the Board.

The meeting was called to order by 1<sup>st</sup>. Vice President Bruce Leland 7:05 p.m. August 10, 2010.  
Each Director read the Minutes of the July Meeting.

**MOTION:**

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

Bill Dillard seconded the motion.

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

**TREASURER REPORT:** Ernie DeWinne reported that there is a total of \$148,813.45 in checking and savings as of July 31, 2010. The Board and guests went over the presented profit and loss statement and balance sheet. Ernie reported that the cash in the bank includes \$30,000.00 the Board borrowed to do the non-county road work. Ernie reported since we couldn't contact the contractor that we previously gave the bid too, the Board accepted a new bid and have gone with Morgan Paving which their estimate is approximately \$15,000.00 more so the Board had a phone vote and agreed to borrow another \$15,000.00 from Bandera Bank to cover it.

\$ 80,123.17 Designated funds

\$ 67,268.11 General funds

\$ 1,422.17 Improvement funds

**MOTION:**

Wayne Mauldin 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:** JoAnn Kickler reported that we have been working on collections and have eight accounts to turn over to our Attorney for collections.

**EXECUTIVE SECRETARIES REPORT:** Karen Brucks reported that newsletter articles are due at the next Board Meeting on September 14<sup>th</sup> and asked for volunteers to help stamp envelopes to get ready for the fall mailout. Karen reported that the office chair is broken and asked the Board if she could get a new one

**MOTION:**

Ernie DeWinne made a motion to authorize up to \$150.00 to purchase a new office chair.

JoAnn Kickler seconded the motion.

- The Board voted unanimously and the motion passed.

**RANCH MANAGERS REPORT:** Joe Ortega reported that the new system for keeping the combination lock on the River Park during the day and a key lock at night has been working out great. Ernie asked about using a water truck at the front entrance and mail centers to water, the Board discussed and will get with Richard Lingk.

**WELCOMING COMMITTEE:** Kay Mauldin reported that the committee has welcomed one new family since the last Board Meeting.

**ACC:** Wayne Mauldin reported that the ACC has approved a garage/storage and pavilion since the last Board Meeting and has plans for a new home coming in soon.

**BEAUTIFICATION COMMITTEE:** Mary Kae Leland reminded the Board that she has resigned as chairman and is still looking for someone to take over.

**ROAD COMMITTEE:** Bruce Leland reported that the County has started the road work in the subdivisions and is still waiting on more information from John Andrade on signage and asked Joe to contact him.

**DOCUMENT REVIEW COMMITTEE:** Mary Kae Leland presented to the Board the revised articles of Incorporation and asked them to look them over and report any changes they would like made before the September Board Meeting so the Board can vote to accept them at that time. Mary Kae reported that the revised Articles of Incorporation will be presented at the Annual Meeting for a vote by members that are present and needs two-thirds to accept the revised Articles of Incorporation. Mary Kae advised that a notice will be included in the Fall Newsletter informing members of the upcoming vote on the Articles of Incorporation at the annual meeting and that they will be put online as soon as they are accepted by the Board.

**OLD BUSINESS:** The Board went over Attorney Christopher J. Weber's letter outlining his proposal for legal services his firm will provide to the Association if we accept it.

**MOTION:**

Bill Dillard made a motion to accept the proposal for legal services from Chris Weber and to send out all delinquent members as well.

Wayne Mauldin seconded the motion.

- The Board voted unanimously and the motion passed.

**NEW BUSINESS:** The Board and guests discussed the food and activities for the Annual Meeting on Saturday October 30, 2010 and will have brisket and sausage again this year as well as the annual trick-or-treat hayride for the kids. Mary Kae is asking for volunteers for drivers, co-pilots, setting up food and asking for two more trailers that we can borrow. Karen reported that she will post posters and put it on the webpage that we are accepting resumes for the position of Board of Director that will be put on the ballot and sent out at the end of September and voted on at the Annual Meeting.

**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, September 14, 2010**