

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
MARCH 8, 2011  
161 BROKEN SPUR RD

**DIRECTORS PRESENT WERE:**

|               |                  |                |
|---------------|------------------|----------------|
| Ernie DeWinne | Richard Lingk    | Bernean Deeter |
| Wayne Mauldin | Debbie McAlister |                |

**OTHERS IN ATTENDANCE:**

|             |                  |                  |              |                 |
|-------------|------------------|------------------|--------------|-----------------|
| Kay Mauldin | Everet Rogers    | Wayne Overman    | Ginny Howery | Mary Kae Leland |
| Joe Ortega  | Jennifer DeWinne | Stoney McAlister | Karen Brucks | Jim Deeter      |

The meeting was called to order by President Richard Lingk 7:00 p.m. March 8, 2011.  
Each Director read the Minutes of the January Meeting.

**MOTION:**

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

Wayne Mauldin 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 \$32,496.92 in checking and savings as of February 28, 2011. The Board and guests went over the presented balance sheet and profit and loss statement.

\$ 4,660.64 Designated funds  
\$ 26,414.11 General funds  
\$ 1,422.17 Improvement funds

**MOTION:**

Wayne Mauldin made a motion to accept the Treasurers Report as presented.

Debbie McAlister seconded the motion.

- The Board voted unanimously and the motion passed.

**CORPORATE SECRETARY:** Bernean Deeter reported that JoAnn Kickler went around to local businesses to help Mary Kae Leland get more ads for the residents' directory to help defer the printing costs. JoAnn sent a thank you letter to the Bandera County Attorney Eino Zapata for his help with collecting money for a lien and plans to set up a meeting with him to put together a form we can submit when a property goes to sheriffs' auction to collect past dues owed.

**EXECUTIVE SECRETARIES REPORT:** Karen Brucks reported that she is getting ready for the Spring mail out and billing and asked for volunteers to help with stamping and stuffing envelopes. Karen reported that she needs all articles for the newsletter by March 31<sup>st</sup>.

**RANCH MANAGERS REPORT:** Joe Ortega reported that he has put in concrete steps down to the River Park and three yards of concrete was donated by Ingram Ready Mix. Joe reported that he put up new lights at the front entrance and picked up the new trimmer.

**WELCOMING COMMITTEE:** Kay Mauldin reported that the committee welcomed 2 new families since the last Board Meeting.

**BEAUTIFICATION COMMITTEE:** Jennifer DeWinne suggested that the Board approve up to \$200.00 to get a new vacuum cleaner for the office and the Board agreed. Jennifer reported that she has a list of items that needs to be taken care of and will present that to the Board after the meeting. Jennifer asked the Board if the bathrooms can be updated with new shower heads, curtains and faucets the Board agreed and will see what needs to be done. Jennifer asked if the grass on the non-county roads will be sprayed, the Board advised her that was on the list of things to do. Jennifer asked if anyone has checked to see if there is grass on the tennis courts and if it has been sprayed with soil sterilizer, Joe said he will look at it. Jennifer advised the Board that she contacted Txdot and said it sounds like either they will take out the dead trees at the front entrance or they may allow us to take them down. Jennifer advised that the section of the highway in front of the main entrance is up for adoption and asked the Board if we could adopt it as a subdivision, the Board agreed and Jennifer offered to coordinate the adoption and organize the cleanup.

**ACC:** Wayne Mauldin reported that the ACC approved two sheds since the last Board Meeting.

**AUDIT & FINANCE:** Richard Lingk reported that he has reconciled the deposits for the current fiscal year up until January 2011.

**OLD BUSINESS:** Bernean Deeter advised that they met again and discussed the pool hours and discovered that the main way to cut down on costs is to cut down on paying pool attendants. After going over all the logs and statistics the group recommends to keep the pool open during heavy usage hours and while the office is open and to close the pool on Fridays for maintenance. They suggest having the pool open Monday through Thursday while the office is open until 7:00pm, noon to 7:00pm on Saturdays and 2pm to 7:00pm on Sundays. The Board and guests discussed the new days/hours and possibly having to charge a fee for pool usage next year if we can not get enough volunteers.

**MOTION:**

Ernie DeWinne made a motion to accept the proposal of new operation hours for the pool for this fiscal year.

Debbie McAlister seconded.

- The Board voted unanimously and the motion passed.

**NEW BUSINESS:** Jennifer advised the Board that the swing seats are coming apart and needs to be replaced. The Board and guests discussed the lock at the River Park and it being hard to lock, the Board advised Joe to get a new lock with a longer shank so it will be easier to lock.

Wayne Overman asked the Board that if the Water Corporation does purchases the Water Company could they use the DRROA office space. Wayne Overman reported that they are willing to share the operating cost; they would purchase their own desks, file cabinets, chairs, computer and their own phone line and anything else that is needed. Wayne Mauldin offered to move the ACC upstairs. The Board agreed and said it made sense to have everything together for the convince of the residents and Karen since she will be working as secretary for both the DRROA and the Water Corporation.

Ernie advised that the USDA will be coming March 31<sup>st</sup> to present the check to the BRR Water Corporation. Ernie advised that they hope to have the application to the TCEQ by the end of the week and will then send notices to customers and surrounding water companies within two miles and they will have 30 days to request a hearing to dispute the sale of the Water Company.

Bernean Deeter asked the Board if we could set up a clean up day for the subdivision, order a dumpster and asks for donation to help defray the costs. Residents could clean up their properties and get rid of unwanted or broken items such as lawn chairs, bar-b-que pits, tires, or other large items. The Board and guests discussed and decided to put an article in the newsletter and see if they could get enough residents to pay for the dumpster.

Mary Kae Leland advised the Board that the program she uses to make the map for the residents directory is not compatible with her new computer and doesn't want to purchase a new program just for making the map. Mary Kae advised that she will see what she can do to reproduce the map to work with another program so we don't have to buy a new program.

**MOTION:**

Bernean Deeter made a motion to adjourn.

Wayne Mauldin seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

[Reminder of the next Regular Meeting, April 12, 2011](#)