

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JULY 12, 2011
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Ernie DeWinne	Debbie McAlister	JoAnn Kickler	Richard Lingk
Wayne Mauldin	Bernean Deeter		

OTHERS IN ATTENDANCE:

Kay Mauldin	Chuck & Kindred	Karen Lingk	Walt & Diane Lenamon	Tom Kickler
Wayne Overman	Edsel & Rita Young	Rick Darling	Scott MacNaughton	John Stith
Ginny Howery	Stoney McAlister	Mary Mueller	Judith Pannebaker	Jennifer DeWinne
Joe Ortega	Lois Nichols	Karen Brucks	Ken & Karen Clark	

The meeting was called to order by President Richard Lingk at 7:00 p.m. July 12, 2011.
Each Director read the Minutes of the June Meeting.

MOTION:

JoAnn Kickler made a motion to accept the June Minutes as presented.

Wayne Mauldin seconded the motion.

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

Guest Speaker: John Stith Fire Marshal of Bandera County thanked the Board for letting him come to speak at the Board Meeting. John said he was called out to Bandera River Ranch on an issue regarding a large brush pile with debris and will assist in getting this taken care of. John said it's in the process of being taken care of right now by separating out the debris that cannot be burned and getting it hauled off and moving the things that can be burned into smaller piles and will issue a permit once he feels it's safe to burn. John said he feels like this is a solvable problem and feels it is being addressed appropriately and will be following up on it to make sure it's taken care of legally. A guest asked if we could use a County chipper to chip some of it since it can't be burned right now, John said he will check with the County Commissioner and see if that can be done. John also advised that in the future that when brush is cut it is supposed to be burnt on the property where it is cut and not moved onto another piece of property. John said there are laws regarding burning too close to other home sites and the piles may have to be moved to a new location to burn. The Board asked if he could look at some properties that are not being taken care of in the subdivision and see what can be done about them, John said he would be happy to look at these issues and work with the property owners on a solution to clean up their properties. The Board thanked John Stith for coming out and helping solve the problem with the brush pile.

Deputy Scott MacNaughton of Community & Public Relations of the Bandera County Sheriff's Office thanked the Board for inviting him to the meeting. Scott asked if everyone has seen more presence of officers in the area patrolling and if there are any more issues that the Board or guests have for them to address. Scott said that they are stopping people and reminding them of the speed limit and not issuing tickets at this time. A guest asked about loose dogs, Scott said the County has a leash law and will speak with the animal control officer about this issue. A guest asked about poachers and hearing gunshots, Scott told everyone to call the Sheriff's Department and they will send out an officer to come check it out.

TREASURER REPORT: Ernie DeWinne reported that there is a total of \$100,967.08 in checking and savings as of June 30, 2011. The Board and guests went over the presented balance sheet and profit and loss statement.

\$ 19,185.55 Designated funds
\$ 80,359.36 General funds
\$ 1,422.17 Improvement funds

MOTION:

Debbie McAlister made a motion to accept the Treasurers Report as presented. Bernean Deeter seconded the motion.

- The Board voted unanimously and the motion passed.

CORPORATE SECRETARY: JoAnn Kickler reported that 65 out of 400 members haven't paid their dues at this time. And per our covenants and restrictions section four articles three and four a letter will be sent out to the delinquent members assessing an 8% per annum late fee, and if these accounts are not paid by August 1st a lien could be placed on their property with the possibility of a foreclosure or further collections will be decided by the Board at that time. JoAnn also reported that in the covenants and restrictions section three article one and two, members that do not have their dues paid are not allowed to use the DRROA facilities. JoAnn advised that there have been problems at the pool regarding members not bringing their membership cards or a guest card and advised the board that a sign will be posted on the pool gate and with the attendant stating that everyone must have their 2011-2012 membership card and a guest card for guests to use the pool with no exceptions.

EXECUTIVE SECRETARIES REPORT: Karen Brucks reported that she has loaded everything on the new computer and it is up and running. Karen reported that she is working on billing, deposits, quarterly reports, and will be working on sending out late fees along with final notice letters certified this week to members that are delinquent in their dues. Karen reported that everyone needs to start thinking about their articles for the upcoming newsletter and needs to have the ballot made and approved for the upcoming Board of director position that will go out at the end of September.

MAINTENANCE REPORT: Joe Ortega reported that he has mowed the River Park, front entrance, mail centers and used the weed eater at the office. Joe reported that the lower pump on the pool went out and he has that fixed. Joe reported that he has sprayed all the non-county roads for weeds and will reapply in some areas where they are growing again. Joe stated that he is working on the brush pile and starting to separate out all the stuff that can't be burnt. A guest mentioned that there is a big ant nest at the water fountain by the tennis courts, Joe said he would take care of it.

WELCOMING COMMITTEE: Kay Mauldin reported that the committee has two residents that they are going to welcome this month.

BEAUTIFICATION COMMITTEE: Jennifer DeWinne advised the Board that Richard and her met at the pool and discussed putting up new signs at the pool since the ones we have are weathering, duplicated and spread out. Jennifer said that once we find out what signs are required she will get with the Beautification Committee and present to the Board what they would like to purchase. Jennifer thanked Joe for putting up the wire around the trees, and there are a few century plants that need to be protected as well and will get with Joe later on this. Jennifer advised the Board that she would like them to look at the pool decking and see what can be done to either sand or replace boards. Jennifer said in the fall she will be getting together a group of volunteers to finish the railing on the new mail center and will post something on this later. Jennifer asked if they are still allowed to dump rocks on the vacant lot. Bill Dillard advised that is his property and said he told Joe awhile back that absolutely no one is allowed to dump anything on any of his properties and the last person that is caught dumping will be responsible for cleaning it up. Bill advised that he will be putting up a cable and poll fence with signs posted and will be getting with the ACC to get a permit to do it.

RECREATION COMMITTEE: Richard Lingk advised that there has been large groups of parents and children using the playground without a host member and would like to come up with something to make sure this is for members only. Richard said that we are thinking of numbering stickers next year so we can check the stickers and run license plates to make sure that members are not giving them out to others to use our facilities. A guest asked about non-members using the tennis courts and making sure it's used for members only and said that he keeps finding the gate left open. The Board and guests discussed and agreed to change the combination tomorrow and have people call the office or the Board call Karen after hours to get the code and we will keep a list of everyone that has the combination.

ACC: Wayne Mauldin reported that the ACC has only approved one inground pool since the last Board Meeting and recommended that they don't put in the pool until water restrictions are lifted.

OLD BUSINESS: The Board and guests discussed the non-county maintained roads that we had done in our subdivisions and when the loose gravel should be swept off of roads, two different stories were given regarding if and when loose gravel should be swept off the roads and what damage could be done if they weren't swept in a timely manner. Ernie said he will contact John Andrade and Bruce Eliker and get a final decision on what needs to be done.

Jennifer asked the Board about new seats for the swings and Richard asked that if anyone goes to Home Depot or somewhere else and finds them at a reasonable price to just pick up three and we will reimburse them.

Ernie DeWinne reported that Thursday the County Commissioners are going to approve the elections voting precincts redraw. Ernie advised that the subdivision will still be divided into two precincts because of the census tract that the commissioners are in, and the census tract that Ernie is in will be put back into precinct one.

Jennifer DeWinne asked if we should go ahead and print the Residents Directory because we have been waiting for the transfer of the Water Company, the Board agreed to go ahead and print it with the new BRRWSC information as well.

NEW BUSINESS: Lois Nichols asked the Board if she could get permission to start a water aerobics class two days a week and already has members and others interested in taking a class. Lois advised that they would like to have the classes on Tuesdays and Fridays from 8:45 to 9:45 and the teacher likes to keep the class to a maximum of ten people. The Board and guests discussed and said that if they approved it that all guests and the teacher would have to be put on a member's guest card and a member would have to be responsible for opening the pool and working with Joe and his schedule cleaning the pool. The Board also advised that they have to be prepared that if the pool is open that everyone is allowed to come into the pool during that time and if there are any children the rope has to be up. The Board told Lois that if the teacher agrees to these rules and they can work with Joe's schedule that they will allow them to post it on the website and mail centers and see what kind of responses we get.

A guest discussed a problem that she has on Park Rd that a neighbor doesn't want her to clear her empty lots because it will give a clear view of a neighbor's back yard that is unsightly with a lot of debris that needs to be cleaned up. Richard advised that they could get with the Fire Marshal and have him look at that property to see what he can do to get the residents to clean up their property.

MOTION:

Wayne Mauldin made a motion to adjourn.

Bernean Deeter seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

Reminder of the next Regular Meeting, August 9, 2011