

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**OCTOBER 11, 2011**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

Debbie McAlister   Wayne Mauldin   Richard Lingk   Bernean Deeter   Bill Dillard

**OTHERS IN ATTENDANCE:**

Bob Kaska   Stoney McAlister   Jennifer DeWinne   Joe Ortega   Karen Brucks

The meeting was called to order by President Richard Lingk at 7:00 p.m. October 11, 2011.  
Each Director read the Minutes of the September Meeting.

**MOTION:**

Debbie McAlister made a motion to accept the September Minutes as presented.  
Wayne Mauldin seconded the motion.

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

**TREASURER REPORT:** The Board and guests went over the presented treasures report. There is a total of \$102,206.40 in checking and savings as of September 30, 2011. The Board and guests went over the presented balance sheet and profit and loss statement.

\$ 20,522.49 Designated funds  
\$ 80,261.74 General funds  
\$ 1,422.17 Improvement funds

**MOTION:**

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

- The Board voted unanimously and the motion passed.

**CORPORATE SECRETARY:** Debbie McAlister read over a report submitted by JoAnn Kickler. The Board met with Dan Boyd, he is the VP of Business Development for Account Services USA, a Collection Agency. We voted as a Board to use this agency to do our collections. We have 4 delinquent accounts being sent to them for collections. We have 10 members on a payment plan, 2 members left with our Attorney which one is in bankruptcy and one on a payment plan and we have 1 account going up for Sheriff's Auction in the near future.

**EXECUTIVE SECRETARIES REPORT:** Karen thanked all the volunteers for helping with the fall mail out and reported that she is getting things ready for the Annual meeting.

**MAINTENANCE REPORT:** Joe Ortega reported that he has been burning, cutting and chipping brush along with working at the mail centers and front entrance. The Board discussed repainting the cable fence around the park and said to use the same color as before. The Board and guests discussed the large rocks at the old mail center and advised Joe to remove them and see what he can do about filling in that corner. The Board discussed the fires in our subdivision and that both the Pipe Creek Volunteer and Bandera Volunteer Fire Departments responded in a timely manner and would like to send both a card and a small donation.

**MOTION:**

Wayne Mauldin made a motion to send a thank you card and a \$30.00 donation to both Fire Departments from the DRROA.

Bernean Deeter seconded the motion.

- The Board voted unanimously and the motion passed.

**WELCOMING COMMITTEE:** Wayne Mauldin reported that no new families were welcomed this month.

**BEAUTIFICATION COMMITTEE:** Jennifer reported that a light on a flag was out at the main entrance; Joe advised that he replaced the bulb a couple weeks ago. Jennifer said that the deer will start rubbing their horns on the cactus and most of the plants at the mail centers and asked if cages could be put around them to save them, Joe will purchase some wire mesh with Jennifer and work on that tomorrow. Jennifer said there are several small cacti at the new mail center and would like to transplant them into pots and put some of them by the railing after they get that fixed and sell the rest to make a little money for the beautification committee. Joe advised that he has already transplanted some from the old mail center behind the boxes at the new mail center. The Board and guests discussed the railing at the new mail center and will look at it to see what needs to be done.

**ACC:** Wayne Mauldin reported that the ACC approved a fence, driveway and retaining wall.

**GUEST SPEAKER:** Richard Lingk reported that James & Sandra Jennings wanted to speak at the meeting tonight regarding their HOA dues but did not show.

**OLD BUSINESS:** The Board discussed the Annual Meeting. Joe is cooking, JoAnn Kickler and Rita Young are coordinating the side dishes and Jennifer DeWinne volunteered to help set up. Bernean Deeter advised that she spoke with Phil Tobin and he will be speaking at the Annual Meeting regarding litter abatement, Bernean said that he wants us to compose a list of the problem areas in our neighborhood and he will go and speak with the residents.

Bernean advised that Board that we sent a letter to the property owner of where the fire started on Wagon Trail along with photos of the burnt area, brush piles, mulch piles and 4-wheeler tracks. Bernean advised that we gave them until October 7<sup>th</sup> to contact us on how they plan to clean the area up, and if they don't we will clean it up and bill their account accordingly. Bernean advised that we have not heard from them and asked if we should proceed with cleanup. The Board discussed and Richard said he would first like to speak with the owners of the home that is adjacent to it that they believe dumped on this property.

**NEW BUSINESS:** The Board discussed adding a third person to the signature cards at the banks to sign checks just in case the other two are unavailable or if one is out of town and we need a second signature on a check. The Board also discussed removing the previous President Billy Hiner from the bank signature cards.

**RESOLUTION:**

Bill Dillard made a resolution to remove the previous President Billy Hiner from the bank signature cards. Wayne Mauldin seconded the resolution.

- The Board voted unanimously and the resolution passed.

**RESOLUTION:**

Bernean Deeter made a resolution to add Wayne Mauldin 1<sup>st</sup> Vice President as a third signature on the bank signature cards.

Debbie McAlister seconded the resolution.

- The Board voted unanimously and the resolution passed.

Reminder of the Annual Meeting, Saturday October 29<sup>th</sup> at 3:00pm  
Reminder of the next Regular Meeting, November 8, 2011

**MOTION:**

Debbie McAlister made a motion to adjourn.

Wayne Mauldin seconded the motion.

- The Board voted unanimously and the meeting was adjourned.