

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**APRIL 10, 2012**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

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

**OTHERS IN ATTENDANCE:**

Joe DeHoyos	Lynn Kaska	Tom Kickler	Hershaw Hutcherson	Mary Kae Leland
Kay Mauldin	Stoney McAlister	Karen Brucks		

The meeting was called to order by President Richard Lingk at 7:00 p.m. April 10, 2012.  
Each Director read the Minutes of the March Meeting.

**MOTION:**

Ernie DeWinne made a motion to accept the March Minutes as presented.  
JoAnn Kickler seconded the motion. - The Board voted unanimously and the motion passed.

**TREASURER REPORT:** The Board and guests went over the presented Balance Sheet and Profit and Loss report. There is a total of \$66,803.77 in checking and savings as of March 31, 2012.

**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:** JoAnn Kickler reported that we have five accounts with our Collection Agency and two accounts that have been paid and we are waiting on a payment from them. JoAnn reported that she has asked Dan Boyd to meet with the Board because we haven't been receiving reports on the accounts that we send them and we haven't been receiving payment in a timely manner. JoAnn advised that the collection agency did not add the 35% to an account we recently sent them, Dan Boyd offered for us to take the account back or they would send a corrected letter adding the 35% to our member. JoAnn advised that we took the account back, contacted the member, and have set them up on a payment plan with us for 3 months. JoAnn reported that we have one account that will be sold at sheriff's auction in December and two accounts on a payment plan with us.

**EXECUTIVE SECRETARIES REPORT:** Karen Brucks reported that she is busy with the newsletter and the fiscal year billing and will need volunteers to help stuff and stamp envelopes. Karen reported that she will be purchasing supplies for the spring mail out next week.

**MAINTENANCE REPORT:** The Board read over Joe's report and he has been doing a lot of mowing at the River Park, front entrance, Overview Park and the pool area. Joe also reported that he has been spraying the weeds at the River Park, Overview Park and on the roads. Joe reported that he will be working on getting the pool ready for the new season. Richard Lingk reported that Joe is looking into getting 10 to 15 yards of new mulch for the playground.

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

**ACC:** Wayne Mauldin reported that the ACC approved a new shed and fence since the last Board meeting.

**AUDIT & FINANCE:** Richard Lingk reported that the committee will finish up the audit after May 1<sup>st</sup>.

**DOCUMENT & REVIEW COMMITTEE:** Bernean Deeter reported that she will send an email to Tom Placier and see if he has had a chance to check the case laws regarding the Covenants and Restrictions.

**OLD BUSINESS:** The Board reviewed the bid for concrete and electric for the equipment building they plan to put at Overview Park to hold all of the equipment the association owns. The bid estimate from Joe Ortega on the concrete and electric for the 34 x 26 equipment building is \$2423.10. The Board discussed all the bids and the final project should be around \$11,000.00 to complete. The Board discussed colors for the building and decided to go with earth tones. Joe DeHoyos offered his services to help with the elevations with the concrete slab for the equipment building.

**MOTION:**

Ernie DeWinne made a motion to approve the project as presented with the concrete and electric and to finalize a contract with Polly Peak for the equipment building.

JoAnn Kickler seconded the motion. - The Board voted unanimously and the motion passed.

The Board discussed the offer made by one of our members that is at our Attorney for collections. The member offered to pay \$400.00 as settlement on this account which at the end the association would have to write off approximately \$250.25. The Board discussed and will ask our Attorney if they can collect the \$400.00 without adding any further fees to the account and advise the member that we can't write off their balance but will take it back from our attorney and set up a payment plan with them for the remainder. If the Attorney can't collect the \$400.00, we will pay off the Attorney, take the file back and contact the member on our own and try to put them on a payment plan. The Board asked Karen to contact Tom Placier asking if he will accept the \$400.00 from our member without adding any further fees to the account and advise them after that we will contact them to set up a payment plan. If the member won't accept the offer we will pay the attorney off and send the member to collections.

Mary Kae Leland reminded the Board that she no longer has the program to generate the map for the residents directory. Mary Kae advised that she submitted two bids last year from companies that could update the map with the new homes and needs to get approval so she can have them start working on it. Mary Kae said she prefers to use n-pact communications because she is the one that taught her how to do this in the past; they charge \$60.00 per hour with one hour minimum and thinks it will take approximately 3 hours for the first time with all the renumbering. Mary Kae said that she wants to have the houses numbered so they pertain to the lots so each new home won't make them to renumber the whole map and the updates will be at a minimum each year.

**MOTION:**

Bernean Deeter made a motion to sign the contract with n-pact communications to generate the map for the directory. Bill Dillard seconded the motion. - The Board voted unanimously and the motion passed.

**NEW BUSINESS:** Richard Lingk reported that he would like to purchase some larger pots and plants to put at the pool; he advised that last year he put a few smaller pots with flowers and it was a nice addition to the pool area. Richard advised that they are around \$18.00 a piece and would like to purchase at least 6 of them.

**MOTION:**

JoAnn Kickler made a motion to spend up to \$200.00 to beautify the pool area.

Ernie DeWinne seconded the motion. - The Board voted unanimously and the motion passed.

Richard Lingk advised the Board that Joe took our current company truck to Vincent's Automotive to have a computer check on it which found; engine has a bad miss, needs oxygen sensors, intake gaskets, transmission repair, egr valve and sensors and compression test which will cost approximately \$1,500.00 to \$2,500.00 to fix. Richard Lingk reported that a member in the subdivision has a 2005 utility truck that would suit our needs for \$3,000.00 which he was the only owner and has done regular maintenance on the truck. The Board discussed purchasing the truck.

**MOTION:**

Debbie McAlister made a motion to buy the 2005 truck for \$3000.00

JoAnn Kickler seconded the motion. - The Board voted unanimously and the motion passed.

Karen advised the Board that she was contacted by Gary Edwards from Perennial about updating their sign right before the new bridge on River Ranch Drive and wanted approval from the Board on the presented proposal on the sign. The Board discussed and advised that they do not want reference to the River Park on the sign because members know where it is and we don't want people passing through to go down there because we already have a problem with that. Karen will get back with Gary Edwards and let him know of the Boards decision.

The Board discussed the free shredding service that will be at the Bandera Auto Center Saturday May 28<sup>th</sup>, which is sponsored by the Bandera Chamber of Commerce. Karen reported that she will need the Board to go through the documents upstairs and prepare them to be taken and shredded.

Bill Dillard asked what the status is on the donkeys at the end of Creek Drive because it is nasty and smells. The Board discussed and Wayne advised that he spoke with the member and asked that he not use the portable fence anymore because of the complaints, Wayne also advised that the ACC approved the donkeys with the stipulation that the noise and smell had to be kept under control. The Board advised that they could contact the County and see what rules there are for livestock in the county regarding shelter and cleanliness because there are no violations with the Covenants and Restrictions besides nuisance. Bill advised that he knows the animals are not being mistreated but doesn't feel it's a good fit for a subdivision. Richard Lingk said he will contact the member about the complaints of the animals and condition of the property and invite him to come and talk with the Board.

Hershaw Hutcherson asked the Board if they have a committee to enforce the rules with the used cars and other violation in the subdivision to keep the property values up. The Board advised that they have contacted the Constable on several violations and it's an endless cycle to get everything cleaned up but they are working on it.

Reminder of the next Regular Meeting, May 8, 2012

**MOTION:**

Ernie DeWinne made a motion to adjourn.

JoAnn Kickler seconded the motion. - The Board voted unanimously and the meeting was adjourned.