

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
MAY 8, 2012
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Debbie McAlister Wayne Mauldin Richard Lingk Bernean Deeter Ernie DeWinne
JoAnn Kickler gave her proxy vote to Bernean Deeter for this Board Meeting.

OTHERS IN ATTENDANCE:

Joe DeHoyos Stoney McAlister Wayne Overman Jennifer DeWinne Karen Lingk
Kay Mauldin Laura White Beto Guerra Karen Brucks

The meeting was called to order by President Richard Lingk at 7:00 p.m. May 8, 2012.
Each Director read the Minutes of the April Meeting.

MOTION:

Ernie DeWinne made a motion to accept the April Minutes as presented.
Bernean Deeter 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 \$67,122.37 in checking and savings as of April 30, 2012.

MOTION:

Bernean Deeter made a motion to accept the Treasurers Report as presented.
Debbie McAlister seconded the motion. - The Board voted unanimously and the motion passed.

ACTION BETWEEN BOARD MEETINGS: Debbie McAlister reported that the Board met in executive session on May 1, 2012 regarding a homeowners' complaint about four donkeys on a neighbor's property. Debbie reported that the Board reviewed the Covenants and Restrictions and the neighbor is within their rights to own the donkeys. Debbie reported that Richard Lingk contacted Bandera County and there are no laws that limit the number of donkeys and that a person with a complaint should call the non-emergency number (796-3771) and a deputy will determine if there is cause for a valid complaint and if there is animal cruelty it will be referred to Animal Control. It appears the donkeys are well fed and cruelty is not an issue.

CORPORATE SECRETARY: JoAnn Kickler is out of town and gave her report to Bernean Deeter to present.
Bernean reported that we received a new contract to sign from the Collection Agency we use to collect delinquent dues. Bernean advised that the collection agency fee is 35% and in past they would add the 35% on top of the delinquent dues and bill that to our members so we would collect 100%, but now with the new legislative laws they cannot add the 35% anymore and the fee will come out of the members delinquent dues. Bernean also reported that with the new legislative laws the association has to send the delinquent member a certified letter advising that if they do not pay within 30 days or set up a payment plan their account will be turned over to a collection agency. The Board discussed and agreed to sign the new contract with the Collection Agency since we have five accounts with them already and will be selective on what we send them in the future.

MOTION:

Ernie DeWinne made a motion to sign the new contract with our Collection Agency.
Bernean Deeter seconded the motion. - The Board voted unanimously and the motion passed.

Bernean reported that the balance on the account we recently took back from our Attorney is \$895.33 and would like to have JoAnn Kickler give them a call and try to get them set up on a payment plan.

EXECUTIVE SECRETARIES REPORT: Karen Brucks reported that as of today she has processed payments and sent out membership cards and decals to 151 members that have paid out of 400 members. Karen advised the Board that she would like to purchase Carbonite to backup the office computer.

MOTION:

Ernie DeWinne made a motion to purchase Carbonite for the office computer.
Bernean Deeter seconded the motion. - The Board voted unanimously and the motion passed.

MAINTENANCE REPORT: The Board and guest went over the report submitted by Joe Ortega. Richard reported that Joe and himself went to Hondo and picked up a case of 24D to spray for weeds on the roads and in the parks. The Board discussed the problems with the pool this year and decided to call a pool company to come out and get the pool clean and ready to open. Richard advised that he will call a professional pool company tomorrow and get them out here as soon as possible to get the pool clean.

ACC: Wayne Mauldin reported that the ACC approved one new fence since the last Board Meeting.

AUDIT & FINANCE: Richard Lingk reported that the committee has finished the bank reconciliation and will have the audit complete by the end of the first quarter of this fiscal year.

DOCUMENT & REVIEW COMMITTEE: Bernean Deeter advised that she has been in contact with our Attorney Tom Placier regarding amending our Covenants and Restrictions to incorporate the rules and protective covenants and was advised that there would have be a separate two-thirds vote for each set of Covenants and Restrictions. Bernean advised that it will be difficult because of the separate votes and the committee would like for the Attorney to write the new Covenants and Restriction and then the committee will develop a plan to get it out to all the property owners and to get the votes in. Bernean advised if they can start on this soon they should have it ready for the 2013 annual meeting. The Board and guests discussed and it was decided that the committee will contact Tom Placier and see what he will charge to incorporate the rules and protective covenants into the Covenants and Restrictions.

GUEST SPEAKER: Beto Guerra addressed the Board and guests regarding his donkeys that were approved by the ACC and the complaints that have been made and feels he is being bullied. Beto advised that he has followed the Covenants and Restrictions and doesn't understand why there are so many complaints. Beto suggested to the Board that they ask the people that complain to talk to him directly instead of contacting the Board. Beto advised that if and when he sells his home it will be grandfathered and listed that livestock will be allowed on this property. The Board advised that with the information they received from the County regarding animals and livestock everyone that calls from now on with a complaint will be told to contact the Bandera County Sheriff's Department.

OLD BUSINESS: Richard reported that he has put some potted flowers in the pool enclosure and they are doing well and Joe has added new mulch in the playground.

Richard advised that the new equipment building for the association has been picked out and he will sign the contract tonight to get it ordered.

Richard advised that in the last meeting the Board voted to purchase an utility truck to replace the current one from a member of the subdivision and there have been a few problems with the purchase and would like to look around and see if we can find another vehicle that could be purchased for \$3,000.00.

Debbie McAlister advised that she thinks that we can get more volunteers to watch the pool if we give them a free guest card for each ten hours that they volunteer as an appreciation. Debbie said she would track the hours and let Karen know who to issue guest cards too.

MOTION:

Ernie DeWinne made a motion to give a free guest card to members after they have volunteered ten hours at the pool. Bernean Deeter seconded the motion. - The Board voted unanimously and the motion passed.

Reminder of the next Regular Meeting, June 12, 2012

MOTION:

Ernie DeWinne made a motion to adjourn.

Debbie McAlister seconded the motion. - The Board voted unanimously and the meeting was adjourned.