

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
AUGUST 14, 2012
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Richard Lingk Wayne Mauldin Ernie DeWinne Debbie McAlister JoAnn Kickler
Bernean Deeter gave her proxy vote to JoAnn Kickler for the August 14, 2012 Board Meeting.

OTHERS IN ATTENDANCE:

Stoney McAlister Kay Mauldin Tom Kickler Wayne Overman Karen Brucks
Jennifer DeWinne Chris Carter Joe Ortega

The meeting was called to order by President Richard Lingk at 7:00 p.m. August 14, 2012.
Each Director read the Minutes of the July Meeting.

MOTION:

Ernie DeWinne made a motion to accept the July Minutes as presented.
Wayne Mauldin seconded the motion. - The Board voted unanimously and the motion passed.

TREASURER REPORT: The Board and guests went over the Balance Sheet and Profit and Loss report presented by Ernie DeWinne. There is a total of \$129,151.17 in checking and savings as of July 31, 2012. Ernie advised that he depreciated the DRROA building to lower the taxes on the rent we owed and capitalized the building as well. The Board discussed the taxes paid on the office rent and Ernie will look into splitting out shared expenses instead of charging rent.

MOTION:

JoAnn Kickler 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 Kicker reported that we have 5 accounts at our collection agency, 12 accounts on a payment plan, 24 delinquent accounts, and one account that will be going up for sheriffs auction in December. JoAnn reported that late notices were sent out the third week in July reminding delinquent members that they have until October 1st to pay or they could be turned over to our collection agency for collections. JoAnn reported that she has tried to call all of the delinquent members as well. JoAnn reported that she picked up our award from the Bandera Bulletin for Best Subdivision in July and Wayne Mauldin is in the process of framing it to hang in the office.

EXECUTIVE SECRETARIES REPORT: Karen Brucks reported that she needs all newsletter articles by the next Board Meeting and will need volunteers to help stuff and stamp envelopes in late September to help with the fall mail out for elections and the annual meeting. Karen reported that we need to put up posters asking for resumes for the two open board of directors positions that will be on the ballot and voted on at the annual meeting with the 3-year term starting January 2013.

MAINTENANCE REPORT: Joe Ortega reported that he has been busy with the pool, spraying roads and parks for weeds and has everything mowed except the new mail center. Joe reported that he will be having the concrete poured next week for the ramp in front of the new equipment building. The Board discussed the old company truck and Joe advised he has a buyer for it for \$500.00 as is. The Board discussed that all that is left of the big dump pile is the concrete and advised that they can have it buried for \$75.00 an hour with a minimum of three hours and Bob Roberts has agreed to have this done, the Board agreed and will have this done.

MOTION:

Wayne Mauldin made a motion to sell the old company truck for \$500.00.
JoAnn Kickler seconded the motion. - The Board voted unanimously and the motion passed.

ACC: Wayne Mauldin reported that the committee approved one new home, one shop/storage building and one fence.

DOCUMENT & REVIEW COMMITTEE: JoAnn Kickler advised that Bernean Deeter left her report with her. JoAnn reported that the committee is preparing a letter and survey card to be sent out to all property owners by September 1st. The letter will explain the need to amend the Covenants and Restrictions to include the ACC rules, the survey card will indicate the amount of interest generated, if there is a positive response the committee will proceed with the Attorney to prepare the necessary paperwork to be send to each property owner. Each area of the subdivision must approve the amendment by a 2/3rd majority vote. The committee has asked to have the survey cards returned by October 1st and will discuss the amendment process further at the October Annual Meeting.

NEW BUSINESS: Ernie DeWinne advised that he would like to open a money market account with Bandera First State Bank and move half of the money in the DRROA checking account so it will generate interest. The Board discussed and would like Richard Lingk, Wayne Mauldin and Ernie DeWinne on the signature card.

RESOLUTION:

JoAnn Kickler made a resolution to authorize Ernie DeWinne to open a money market account with Bandera First State Bank with Richard Lingk, Wayne Mauldin and Ernie DeWinne on the signature cards.

Wayne Mauldin seconded the resolution. - The Board voted unanimously and the resolution passed.

Ernie DeWinne reported that the BRR Water Supply Corporation needs to hire an employee to be trained to take over when Joe is on vacation and realizes that they have to be paid more than \$8.00 an hour to keep a good employee and suggests at least \$10.00 an hour. Ernie advised that we also need an employee to help Joe with the DRROA work and to help with projects and would like to know what the Board thinks about going in with the BRRWSC in hiring an employee together. The Board and guests discussed and Ernie will work with the budget and the Board will meet in executive session later this month to discuss further.

The Board and guests discussed the Annual Meeting that will be Saturday October 27, 2012. The Board decided to have the picnic before the meeting again this year with brisket and sausage and ask guests to bring side dishes. Debbie McAlister will prepare a poster asking for resumes for the two open Board of Directors positions as well as solicit candidates to run.

The Board discussed the pump that we have no use for and would be willing to sell it to the BRRWSC for \$250.00 after checking to make sure it is still in working condition. JoAnn reported that at the BRRWSC Board Meeting the Board advised that they would like to pay 25% of all maintenance for the zero-turn mower since they use it to mow the well sites, the Board agreed.

Debbie McAlister advised that she has spoken with Cindy Martin from the Pipe Creek Volunteer Fire Department and would like for them to be able to use Memorial Park for air life flights, the Board agreed.

The Board and guests discussed the building at the front entrance on Leonard Davisø property and would like to see something done about it, either remove it or rehabilitate it. Richard Lingk advised that he would call Leonard and see what could be done.

Reminder of the next Regular Meeting, September 11, 2012

MOTION:

Wayne Mauldin made a motion to adjourn.

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