

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

DIRECTORS PRESENT WERE:

Richard Lingk Wayne Mauldin Ernie DeWinne Bernean Deeter JoAnn Kickler
Debbie McAlister gave her proxy vote to JoAnn Kickler for the July 10, 2012 Board Meeting.

OTHERS IN ATTENDANCE:

Kay Mauldin Tom Kickler Wayne Overman Karen Brucks

ACTION BETWEEN MEETINGS: Debbie McAlister left her report with JoAnn Kickler to present. JoAnn Kickler reported that the Board met in Executive Session on June 28, 2012.

The Board Members present were: Richard Link, Wayne Mauldin, Bernean Deeter, Debbie McAlister, Ernie DeWinne and JoAnn Kickler.

Items discussed where:

1. Resident with a FEMA trailer parked in their driveway with electric and water hooked up, a violation letter was sent regarding the violation of the Covenants and Restrictions.
2. Two reports were received for members using foul language at the pool, the Board sent a letter to the member stating rule #14, no foul language allowed and if it continues privileges will be revoked for the remainder of the pool season.
3. Attendants must have cell phones in case of an emergency.
4. The Board gave permission to the Document and Review Committee to set up a meeting with our Attorney.
5. Richard Lingk was asked to get with Joe about removal of the concrete at the dump site.
6. And the last item the Board discussed was personal matters.

Wayne Mauldin reported that the Board received complaints regarding a resident setting off fireworks on July 4th, the Board sent a letter to the resident and owner of the home.

The meeting was called to order by 1st Vice President Wayne Mauldin at 7:00 p.m. July 10, 2012.
Each Director read the Minutes of the June Meeting.

MOTION:

Ernie DeWinne made a motion to accept the June 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 Balance Sheet and Profit and Loss report presented by Ernie DeWinne. There is a total of \$136,221.05 in checking and savings as of June 30, 2012. Ernie reported that we need to make a resolution to remove the old Board of Directors off of the BVA Compass account and add new Board of directors so we can close the account and transfer the money into another account. The Board discussed the insurance on the company truck that is co-owned by the BRRWSC and would like to find out what insurance is best and to cancel the other one since both companies don't need to cover the same truck. Ernie advised that he will file the DRROA taxes and stated that it is around \$2,800.00 because of the capital gain on the property the DRROA sold and the rent for the office which is not tax exempt income.

RESOLUTION:

JoAnn Kickler made a motion to adopt a resolution to authorize the removal of Cheryl Young and John Morgan from the BVA Compass account and to add Wayne Mauldin, Ernie DeWinne and Richard Lingk as signatures on the account.
Bernean Deeter seconded the resolution. - The Board voted and the resolution passed.

MOTION:

JoAnn Kickler 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 advised that we have five accounts at our collection agency which letters and calls go out each month, twelve accounts on payment plans which are all up to date and one account will be going up for sheriffs auction. JoAnn reported that we sent out eighty late notices to members on June 15th that were delinquent and at this time fifty-eight members have not paid. JoAnn reported that later this week the second notice

letters will be sent out advising that payment must be in the office by August 1, 2012 or a payment plan set up or their account could be turned over to our Collection Agency. JoAnn reported that we received an email from the Bandera Bulletin stating that we were voted the best subdivision in Bandera County and she will pick up the certificate after July 18th.

EXECUTIVE SECRETARIES REPORT: Karen Brucks reported that it's business as usual and will be sending out the second late notice on dues later this week.

MAINTENANCE REPORT: The Board went over Joe's report and advised that he has been working at the pool, at the front entrance, and mowing among his regular duties. The Board discussed putting the brush that Joe has to cut on the DRROA properties on the side of the new equipment building to burn or to rent a dumpster and have it dumped when it is full and will ask Joe to get prices. The Board discussed member who bring their household trash and dump it in the trash cans in both parks, the Board will ask Joe to remove those cans but keep the one by the pool gate. The Board discussed putting a new lock on the River Park gate since the last one was cut off.

WELCOMING COMMITTEE: Kay Mauldin reported that the Committee welcomed six new residents in June and has two pending. Kay Mauldin advised that she will be resigning from the Welcoming Committee soon and made a suggestion to have Karen give out the welcome packets as the new residents come in the office or mail it to them.

ACC: Wayne Mauldin reported that the ACC approved one fence, one shed and an exercise room since the last Board meeting.

DOCUMENT & REVIEW COMMITTEE: Bernean Deeter reported that the Committee has scheduled a meeting with our Attorney Tom Placier on July 25, 2012. Bernean advised that the Committee has put together a letter and postcard that they would like to send out to all members to ask for feedback before they continue with the process.

Reminder of the next Regular Meeting, August 14, 2012

MOTION:

Ernie DeWinne made a motion to adjourn.

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