

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**SEPTEMBER 11, 2012**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

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

**OTHERS IN ATTENDANCE:**

Kay Mauldin	Tom Kickler	Karen Brucks	Jennifer DeWinne	Ginny Howery
-------------	-------------	--------------	------------------	--------------

**ACTION BETWEEN MEETINGS:**

On August 21, 2012 the board met in Executive Session to discuss hiring and funding a part time maintenance personnel to help Joe working 20 hours a week. The Board agreed to hire an extra 20 hour employee to help Joe and the Board will work on a project list of things that need to be done around the subdivision.

The meeting was called to order by President Richard Lingk at 7:00 p.m. September 11, 2012.  
Each Director read the Minutes of the August Meeting.

**MOTION:**

Ernie DeWinne made a motion to accept the August 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 \$123,586.55 in checking and savings as of August 31, 2012. Ernie reported that we sold the old company truck for \$500.00 and the money has been deposited. Ernie reported that he closed the BBVA Compass account and deposited the money into Bandera Bank as well as transferred \$40,000.00 from BFSB to a new Money Market account at BFSB as voted on by the Board.

**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.

**CORPORATE SECRETARY:** JoAnn Kickler reported that we have five (5) accounts with our collection agency, thirteen (13) members on a payment plan, eleven (11) delinquent accounts and one (1) account should go up for sheriffs auction in December. JoAnn advised she has called all the delinquent members and left messages and was not able to contact three of our members because all mail is returned to us and we don't have a good phone number on those. JoAnn reported that Wayne Mauldin made a frame for our Best of the Best Award that we received for being the best subdivision in Bandera County which was voted on by the readers of the Bandera Bulletin.

**EXECUTIVE SECRETARIES REPORT:** Karen reported that she is getting ready for the Annual Meeting, working on the newsletters and ballots. Karen advised that she will need volunteers to help stamp and stuff envelopes in two weeks for the fall mail out.

**MAINTENANCE REPORT:** Wayne Mauldin reported that the county came out and shaved down the shoulders by the Parke's home to help divert the water off their property. Wayne advised that the County said they should be out soon to work on the remaining cul-de-sacs that haven't been done yet. JoAnn reported that Joe needed two front tires for the company truck and the BRRWSC bought one and we bought the other.

**ACC:** Wayne Mauldin reported that the committee approved one storage building and one fence since the last Board Meeting.

**DOCUMENT & REVIEW COMMITTEE:** Bernean Deeter advised that the committee sent out 400 survey cards and have received 144 back as of today. Bernean advised that the committee will be on the agenda for the annual meeting and will explain more and make a decision to proceed or not.

**AUDIT AND FINANCE:** Richard Lingk reported that the 2011-2012 fiscal year audit has been completed with no irregularities and will be reported at the Annual Meeting.

**OLD BUSINESS:** The Board and guests discussed a resident repairing cars in their front yard and Wayne Mauldin advised he will send a letter to the member.

The Board and guests discussed the sales office and the sign at the front entrance and discussed looking into putting in an electric meter for the DRROA sign or transfer the existing one into our name.

**NEW BUSINESS:** Ernie reported that a member who is divorced and co-owner of a home here in Bandera River Ranch wants copies of all documents and bills that her husband receives. The Board discussed and advised that she needs to get copies from him or to pay to have copies made and sent to her.

Ernie advised that he is working on a way to have the BRRWSC pay a portion of the DRROA bills like the fax line, electric, water, etc (all things the BRRWSC shares with DRROA) in lieu of rent.

Reminder of the next Regular Meeting: Tuesday October 9, 2012

Reminder of the Annual Meeting: Saturday October 27, 2012 at 3:00 pm.

**MOTION:**

Wayne Mauldin made a motion to adjourn into Executive Session.

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