

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
APRIL 9, 2013
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

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

OTHERS IN ATTENDANCE:

Laura White	Lisa Beck	Art Crawford	Jennifer DeWinne
Tom Kickler	Kay Mauldin	Karen Brucks	

The meeting was called to order by the President Richard Lingk at 7:00 p.m. April 9, 2013.

POOL VOLUNTEERS: Lisa Beck and Art Crawford asked the Board if they could open the pool in April so he could do his physical therapy and anyone else could come to exercise or swim if they wish and they will volunteer to watch the pool during that time. The Board and guests discussed and agreed to open the pool starting tomorrow and every Tuesday, Wednesday and Thursday in April from 10:00am to 2:00pm.

MOTION:

Bernean Deeter made a motion to open the pool from 10:00am to 2:00pm with Lisa and Art being the volunteers on duty.

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

Each Director read the Minutes of the October Meeting.

MOTION:

Ernie DeWinne made a motion to accept the March 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 \$77,810.77 in checking and savings as of March 31, 2013.

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 Kickler reported that we have five (5) delinquent accounts totaling \$1,481.33; two (2) accounts on payment plans totaling \$412.61; five (5) accounts we took back from the collection agency totaling \$8,774.35; and one (1) account that sold last Tuesday at the Sheriffs Auction for \$5,800.00. JoAnn reported that she will start calling the members we took back from the collection agency and will get with Enio Zapada regarding the sale of the lot at the Sheriffs Auction to see if he can collect any money for us.

EXECUTIVE SECRETARIES REPORT: Karen Brucks reported that news letter articles are due by Thursday and needs volunteers to help stamp and stuff envelopes.

MAINTENANCE REPORT: The Board went over Joe's report that he and Weston have stained and re-worked the benches in the pool enclosure, stained the new and old mail centers, added new lights at the new mail center along with spraying for weeds at the tennis courts, River Park and roads. The Board reported that Joe has put up a swing set and installed a couple of benches that a member built in Memorial Park.

Richard Lingk reported that the State has fixed the drop off on the side of the road at the front entrance and put in a right hand turn lane coming from Bandera.

ACC: Wayne Mauldin reported that the ACC has approved one fence since the last Board meeting. The Board discussed a member that hasn't submitted an application for a storage building they put up. Bernean advised that she spoke to our Attorney and was advised that the Board should send the final 30 day covenant violation letter and if the member fails to comply a lawsuit may be filed seeking enforcement of the protective covenants and if we are successful the associations' legal fees will be assessed against the property which could be anywhere from \$25,000.00 to \$50,000.00. If the member fails to pay the judgment, the property could be foreclosed upon.

OLD BUSINESS: A guest asked what has been done with the building at the front entrance and asked if we could at least ask him to remove the information sign. Richard said he would give Leonard Davis a call and see what he could do to either get the building removed or fixed up. A guest asked about upgrading the cabinets and sinks in the bathroom. Richard said he would get with Joe to see what can be done.

NEW BUSINESS:

The Board and guests discussed purchasing and installing hand dryers for the bathrooms and agreed to have Joe price them and purchase them along with liquid soap dispensers.

Ernie reported to the Board that the DRROA meter had burned up and was replaced, and advised that the next time it has to be replaced the BRRWSC will replace it with a commercial meter.

A guest advised that the member we had problems with in the past has more tires in his truck again. Richard said he would talk to the member and call the Constable if needed.

The Board and guests discussed inviting the new animal control officer to the annual meeting.

Reminder of the next Regular Meeting, May 14, 2013

MOTION:

Ernie DeWinne made a motion to adjourn.

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