

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
FEBRUARY 12, 2013
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Richard Lingk Wayne Mauldin Ernie DeWinne Bernean Deeter
JoAnn Kickler left her proxy vote with Bernean Deeter.

OTHERS IN ATTENDANCE:

Kay Mauldin Karen Brucks

MINUTES:

The meeting was called to order by President Richard Lingk at 7:00 p.m. February 12, 2013.
Each Director read the Minutes of the January Meeting.

MOTION:

Wayne Mauldin made a motion to accept the January Minutes as presented.
Ernie DeWinne 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 \$90,722.39 in checking and savings as of January 31, 2013. The Board discussed and decided to go back to having the BRRWSC paying rent instead of sharing expenses.

MOTION:

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

CORPORATE SECRETARY: Bernean Deeter read over the report submitted by JoAnn Kickler. She reported that we have four (4) delinquent which total \$942.00; three (3) accounts on a payment plan totaling \$536.72, certified letters have been sent; one (1) account that will be going up for sheriffs auction in April totaling \$5330.60; and five (5) accounts we took back from the collection agency totaling \$8687.24 and we will start calling those members after February 21st so we don't have to give 35% to the collection agency.

EXECUTIVE SECRETARIES REPORT: Karen Brucks reported that the office is business as usual. Karen presented the information on the postage meters and advised that we can do multi account tracking. Ernie reported that he will present this at the BRRWSC Board meeting Thursday and expects that they will want to do this as well to save money on postage and labor involved.

MOTION:

Bernean Deeter made a motion to get the multi account postage meter and present it to the BRRWSC and see if they will go in with us on it.
Richard Lingk seconded the motion. - The Board voted unanimously and the motion passed.

MAINTENANCE REPORT: The Board read over Joe Ortega's report that he has cleaned up the mail center on River Ranch Dr. and front entrance. Joe has also completed the electric and water in the new equipment building and moved in all the equipment. The Board discussed and will have Joe spray the weeds down at the River Park along with the roads this month, also the Board discussed and agreed to have Joe install the swing set that we picked up at Memorial Park.

ACC: Wayne Mauldin reported that the ACC approved one new home, three fences, 6 storage buildings, one sunroom, one dog run, one workshop and one addition to a home.

Document and Review Committee: Bernean Deeter recommends that they deactivate the committee at this point because they can't get enough votes to move forward on amending the Covenants and Restrictions. Bernean would like our Attorney Tom Placier to come out and inform him where we stand and get his opinion. Bernean also believes we should send out a postcard to all residents informing them we are not going to proceed at this time because we cannot get the votes from the survey we sent out. The Board agreed and will set up a meeting with Tom Placier.

OLD BUSINESS: Ernie presented a copy of the cost sharing with the BRRWSC that we did from September 2012 to January 2013, Ernie reported that it was pretty even and that the BRRWSC only paid \$20.57 more than they should have. Ernie advised the we will go back to charging rent and will bill half of the internet we pay and they will bill us for half of the fuel for the truck. Ernie advised he will still depreciate and pick up some of the electric at the end of the year to offset the taxes. Ernie advised that we will still split the postage meter rental with the BRRWSC and believes that we should go in together to purchase the copier. Ernie advised that they will come up with a contract for both companies to sign. The Board discussed keeping all equipment in one place and will see if the BRRWSC wants to put up a cover here at Overview park for their equipment.

Bernean Deeter reported that they are still getting quotes for the copiers and will present the proposals at the next board meeting.

Wayne Mauldin reported that Joe wants to get rid of the big water tank on his property. Joe said he has someone that will haul it off for \$40.00 and we should get about \$100.00 for salvage.

MOTION:

Ernie DeWinne made a motion for Joe to get rid of the big water tank and try to get \$100.00 for salvage. Bernean Deeter seconded the motion. - The Board voted unanimously and the motion passed.

NEW BUISNESS:

The Board went over the proposed Fiscal year 2014 budget and Ernie asked them to review it so they can go over it at the March Board meeting and make changes. Ernie advised he wants to put some money in the budget to fix the roads.

MOTION:

Wayne Mauldin made a motion to adjourn. Bernean Deeter seconded the motion. - The Board voted unanimously and the meeting was adjourned.