

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**JUNE 11, 2013**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

Bernean Deeter	JoAnn Kickler	Wayne Mauldin	Ernie DeWinne	Richard Lingk
Bill Dillard				

**OTHERS IN ATTENDANCE:**

Karen Lingk	Nancy Butler	Jennifer DeWinne	Kay Mauldin	Harold Martin
Joy Wilson	Phil Wilson	Karen Brucks	Robby Cornelius	Sandra Cornelius
Irma Parke	Doug Parke			

The meeting was called to order by 1<sup>st</sup> Vice President Wayne Overman at 7:00 p.m. June 11 2013.

**GUEST SPEAKER:** Joy Wilson presented the Board with her copy of the original conveyance and title that shows the right away, easement and public roads when the property was sold to the original developer. Joy says it shows where the forty foot wide right away public road on the south end of the property was not conveyed to the original developers and still belongs to their heirs. Joy asked that since they showed ownership of the property she would like the Board to have the Greenhill's move their fence, trees and debris that they put on the right away. The Board thanked Joy for her documents and advised that they will give this information to their Attorney and table the issue until we know more about ownership since we have been paying taxes on this greenbelt.

**ACTION BETWEEN MEETINGS:** The Board met in Executive Session on May 23<sup>rd</sup> to discuss personnel matters, formed a committee with the Water Company to go over employee policies, asked Ernie to put accounts back on the balance sheet, will have Joe put up florescent lights in the bathhouse and a sand box at Memorial Park.

Each Director read the Minutes of the May Meeting.

**MOTION:**

Bernean Deeter made a motion to accept the May 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 \$143,920.69 in checking and savings as of May 31, 2013.

**MOTION:**

JoAnn Kickler made a motion to accept the Treasurers Report as presented.  
Bill Dillard seconded the motion. - The Board voted unanimously and the motion passed.

**CORPORATE SECRETARY:** JoAnn Kickler reported that we received a letter from the Bandera Courts advising us that there is \$1,072.28 in excess proceeds in the sheriffs' auction sale of the lot on North Star Dr. JoAnn informed the Board that she has sent a copy of the letter to Enio Zapata to ask or his help in retrieving that money since we have a lien on that property. JoAnn reported that we renewed our insurance this month which is \$6532.74 up \$243.44 since last year. JoAnn reported that we have five (5) delinquent account totaling \$1,446.69; one (1) accounts on payment plans totaling \$354.11; four (4) accounts we took back from the collection agency totaling \$8,670.24 after they are adjusted back. JoAnn reported that 81 members have not paid their HOA dues at this time out of 400.

**EXECUTIVE SECRETARIES REPORT:** Karen Brucks reported that she will be sending out late notices next week. Karen advised that Joe will be changing the locks on the tennis courts and the River Park tomorrow and will email the Board the new combination.

**MAINTENANCE REPORT:** The Board read over Joe's report and advised that he's been mowing the mail centers, entrance sign and river park. Joe reported that the mower needs to go back to the shop for repairs on the gear box. Joe has been working with the pool daily and will start spraying weeds soon. Joe reported that Weston's last day is Friday and he has hired a new helper to start on Monday.

**ACC:** Wayne Mauldin reported that the ACC approved one (1) storage building and one (1) above ground pool since the last Board Meeting.

**OLD BUSINESS:** Bernean Deeter advised the Board that a letter was sent out to the member that was refusing to pay his dues because he felt the road was not finished by his lots. Bernean reported that the letter that we sent advised the member that there is a road that goes all the way to his lots and according to the Covenants and Restrictions he must pay his HOA dues.

A guest asked what will be done at Memorial Park besides the refurbished swing set. The Board and guests discussed and will look at this in the future.

**NEW BUSINESS:** A member sent a letter to the Board stating that he will be putting his home on the market soon and doesn't think it will sell because a home/property next door to his house needs to be cleaned up. The Board and guests discussed and will get a few of the Board members together and visit the member and see if they can get them to clean up their lots to make them more presentable.

A guest brought up that the office at the front entrance has been rented out and didn't think we could have businesses in the subdivision. The Board informed the guest that the office at the front entrance is not part of our subdivision. Ernie DeWinne advised that the county doesn't have zoning laws in place to have authority to control what is allowed next to subdivisions and wants to get all the homeowners associations together to let the county know there is support to move forward in proposing a bill for zoning laws. The renter of the office at the front entrance said he has been in business for quite some time and is a homeowner out here as well. He advised that the location of the office is for them to get out of the house, for their filing cabinets and computers and be able to work, along with tax benefits, he advised that most of their work is over the phone and don't have many clients come to the office. The guest advised that he didn't put the bail bonds business to devalue anyone's property values but to brand their business and advised that they will be putting up billboards as well.

Reminder of the next Regular Meeting, July 9, 2013

**MOTION:**

Wayne Mauldin made a motion to adjourn.

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