

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**FEBRUARY 10, 2015**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

Wayne Mauldin   Rodney Scharich   JoAnn Kickler   Bill Dillard   John Schuetze   Jon Kindred  
John Cressey-Neely left his proxy vote with Wayne Mauldin

**OTHERS IN ATTENDANCE**

Tom Kickler   Bernean Deeter   Ernie DeWinne   Kay Mauldin   Jamie Kohutek   Shawna Scharich  
Stoney & Debbie McAlister   Dick & Jane Pratt   Harry & Barbara Maxwell   Mary Dillard  
Karen Antill   Joe Ortega

**ACTION BETWEEN MEETINGS:**

JoAnn Kickler advised that the Board met November 11, 2014 in Executive Session and approved Christmas bonuses for the employees, and a raise and insurance allowance for one employee. JoAnn reported that the Board did an email vote to give each of the two outgoing Board Members a \$100.00 gift certificate. JoAnn reported that the Board did an email vote to allow troop 443 to do community service at the mail center on Settlers Lane.

**MINUTES:**

The meeting was called to order by President Wayne Mauldin at 7:00 p.m. February 10, 2015.  
Each Director read the Minutes of the January Meeting.

**MOTION:**

Rodney Scharich made a motion to accept the January Minutes as presented.  
John Schuetze seconded the motion. - The Board voted unanimously and the motion passed.

Shawna Scharich thanked the board for allowing troop 443 to do community service work at the mail center on Settlers Lane, she advised that they will be starting the second week of March and will continue for six weeks picking up trash and weeding.

**TREASURER REPORT:** The Board and guests went over the Balance Sheet and Profit and Loss report presented; there is a total of \$104,227.95.

**MOTION:**

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

**CORPORATE SECRETARY:** JoAnn reported that we have four (4) accounts from previous years totaling \$1902.50; four (4) members delinquent from 2014-2015 totaling \$885.38; three (3) members on a payment plan totaling \$705.24; two (2) members we took back from collections, and two (2) accounts in bankruptcy.

**EXECUTIVE SECRETARIES REPORT:** Karen Antill reported that she is working on the year end reports and will start working on the billing next month and asked for volunteers. Volunteers for helping with the billing are John Schuetze, Kay Mauldin, Barbara Maxtell and Jennifer and Ernie DeWinne.

**MAINTENANCE REPORT:** Joe Ortega reported that they have painted the cable fence and poles at Overview Park and the River Park, put in lights at the pavilion and fixed lights in the bathhouse among other duties. The Board discussed complaints that people want a circular drive at the mail center on Settlers Lane like the one on River Ranch. The Board and guests said they would still have the same problem if someone blocks the circular drive like they do on River Ranch and people would still have to park on the side and walk.

**ACC:** Tom Kickler reported that the ACC sent out a violation letter, and Joe and Wayne have measured a few foundations.

**OLD BUSINESS:** The Board discussed the 1999 company truck, Wayne advised that we have fixed the starter and now the flywheel is bad and asked the Board if they want to continue putting money into it. The Board discussed getting rid of this truck and purchasing a newer used truck. Joe said he thinks he has a buyer for the old company truck. The Board agreed to look into getting a newer truck, Joe will start looking around for prices.

The Board reviewed the insurance bids that were presented for liability insurance.

**MOTION:**

John Schuetze made a motion to purchase liability insurance from Germania Insurance for \$319.00 for the 1999 truck so we can transfer the title then transfer it to the newer company truck that we are looking for. Rodney Scharich seconded the motion. - The Board voted unanimously and the motion passed.

A guest asked if the resident that was allowed to cut trees on the three lots donated to the association was going to clean it up. Ernie advised that the resident has cleaned a bunch of it up and he will be taking care of the rest.

**NEW BUSINESS:**

**AUDIT QUOTE:**

Wayne Mauldin advised that they could only get a quote from one company and asked the Board to review the quote. The Board discussed and would like to have a full audit done once every five (5) years and would like to with the third level for \$3,000.00.

**MOTION:**

Jon Kindred made a motion to accept the quote from EDE & Company, LLC for \$3,000.00.

Rodney Scharich seconded the motion. - The Board voted unanimously and the motion passed.

Wayne Mauldin advised that the BRRWSC is looking at purchasing a sound system to use at the annual meetings and asked if the DRROA would split the cost. The Board discussed and Wayne Mauldin will check prices.

**MOTION:**

Rodney Scharich made a motion to get prices for the sound systems to share the cost with the BRRWSC.

Bill Dillard seconded the motion. - The Board voted unanimously and the motion passed.

Joe Ortega advised the Board that Vicky Browning is asking if she could host a BBQ cook off and use our Pavilion. Joe advised that Vicky would organize everything and at the end would make a donation to the DRROA. The Board discussed and asked if she could come to the next Board Meeting or let the Board know as soon as possible what is involved so they can make a decision.

The Board and guests discussed a resident that has a motor home parked in the cul-de-sac which is against the covenants and restrictions and asked what can be done; the guest advised that the resident wasn't informed of any restrictions by the former owner or the title company. Tom Kickler read the rule regarding this situation and stated that the motor home can be parked beside his home and they have sent out a letter stating this.

The Board and guests discussed several violations in the subdivision, unlicensed and unregistered vehicles, old appliances, bathtubs and trash on properties. The Board discussed and would like to see how much it would cost to rent a dumpster and advertise so everyone can clean up their properties possibly twice a year.

**MOTION:**

John Schuetze made a motion to check prices on dumpsters.

Jon Kindred seconded the motion. - The Board voted unanimously and the motion passed.

*Reminder of the next Board Meeting is March 10, 2015.*

**MOTION:**

Wayne Mauldin made a motion to adjourn.

Bill Dillard seconded the motion. - The Board voted unanimously and the meeting was adjourned.