

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
November 14, 2017
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Rodney Scharich Jon Kindred John Schuetze Bill Dillard Ron Beadles Paul Barton

OTHERS IN ATTENDANCE:

Mary Dillard Suzie Crews Stoney McAlister Joe Ortega Barbara Maxwell

The meeting was called to order by President Rodney Scharich at 7:00 PM November 14, 2017. Rodney asked the Board members and member guests to introduce themselves.

ACTIONS BETWEEN MEETINGS: John Schuetze reported that there have been a few complaints from residents about junk cars on property on Kings Ranch Road and Deer Run. Sheriffs' Dept. has been notified. Karen Antill has contacted the property owner re: the issue. Plan is for the vehicles to be gone tomorrow. Another c/o was about a vehicle on a property with the bumper off. Homeowner was called, and he got rid of the car. Another c/o was made by a resident re: a neighboring lot which had extensive amount of dried brush on it. Property owner was originally contacted about the violation in July and had indicated that he would have it taken care of, but to date he has not. John Schuetze stated that a letter needs to be sent to this resident re: the issue. Jon Kindred asked if the issue could be turned over to the Fire Marshall to deal with. Rodney Scharich suggested a two-pronged approach of Fire Marshall and HOA follow-up. Joe Ortega will call Fire Marshall in the AM. HOA will send letter will send this week.

John Schuetze also reported that the issue of speeding on River Ranch Drive and Kings Ranch Road continues. Suggested getting the County to place electronic speed sign on these streets for a while. Has been difficult to arrange as County resources are limited. Jon Kindred stated that he will call the Sheriff's Department to follow-up. Rodney suggested that the more residents that call the Sheriff's Department, it would get done.

Bill Dillard reported that there is a property on Park Road with building forms on the lot which needs to be addressed. BOD will send a letter to property owner.

MINUTES: Each Director read the Minutes of the October meeting.

Motion: John Schuetze made a motion to accept the October Minutes as presented. Ron Beadles seconded the motion. The Board voted unanimously to accept, and the motion passed.

MEMBERSHIP COMMENTS: A resident asked how the Annual Meeting went. Rodney Scharich stated that all went well, and described briefly what went on. Joe Ortega noted that the HOA made \$33 on the sale of left-over food that day.

TREASURER'S REPORT: John Schuetze reported that there was nothing out of line/ unusual in the report. The HOA budget is down \$6000 this past month, which is generally the case at this time of year when dues collection is minimal. This is why the Association tries to keep a good balance of funds in reserve for use when income is lower.

Motion: Jon Kindred made a motion to accept the Treasurer's report as presented. Paul Barton seconded the motion. Board voted unanimously, and the motion passed.

CORPORATE SECRETARY REPORT: Ron Beadles reported that this year the HOA has been fortunate, in that property owners have been paying their dues pretty well. Six residents are on payment plans and have been making payments. However, there are still outstanding HOA fees of \$5600 to be collected.

The HOA will have to put liens on some owners, and Ron will begin making calls to follow-up with late-payers next week, prior to HOA initiating liens on the properties in arrears.

A resident asked if a property owner were to file bankruptcy, would the HOA be able to sell their lot; the BOD told them that basically the HOA would be at the “end of the line” to collect past due funds.

EXECUTIVE SECRETARY REPORT: Joe Ortega reported for Karen Antill that the Perennial Vacation Club issue regarding the payments they owed the HOA for maintenance on the entrance way and the river park has been resolved. Karen had sent Perennial copies of the original agreement and Perennial was satisfied that HOA is due the payments. They have paid their bill. Rodney Scharich asked that the correspondence with Perennial’s Controller be filled with the agreement paperwork.

MAINTENANCE REPORT: Joe Ortega reported that they are keeping busy, and that the Annual Meeting went very well. The clean-up afterward was very well done by the volunteers who helped.

Joe also reported that he has met with 2 pool contractors. Bids are in BOD packet for review.

Joe and Anthony are currently trying to get all the end of season mowing completed and will be putting up Christmas lights after Thanksgiving.

ACC REPORT: Paul Barton reported for the ACC that it has been a slow month with no new projects to date. Paul stated that there is one new application expected in November.

OLD BUSINESS:

-Update Rules to allow HOA Board to assess fines - Jon Kindred discussed this issue, and gave the BOD a draft handout listing items to discuss with the attorney. BOD reviewed and discussed options. Paul Barton suggested that the BOD needs a member to act as liaison with the attorney BOD appointed Jon Kindred to act as liaison. Jon Kindred agreed to act thus, and asked BOD to review and make changes to the letter, so it can be sent to attorney. BOD discussed that the current rules are unenforceable, having never been approved by a 2/3 vote. Bill Dillard also commented that making changes will be very expensive.

Motion: Rodney Scharich stated the proposal to prepare and send a letter to attorney, Tom Plaisur, to address potential changes to governing documents. Jon Kindred made a motion to send the letter to the attorney. Ron Beadles seconded the motion. The BOD voted unanimously to approve, and the motion passed.

Ron Beadles also suggested that the BOD might want to ask the WSC BOD to join with the DRROA BOD in addressing some issues that might be common to both organizations.

-Camera System – BOD discussed the fact that no camera was installed upstairs yet. After discussion, it was decided that a camera is not needed upstairs, as access to the second floor is covered by other cameras. No further action needs to be taken. The issue is closed.

-Perennial Easement Agreement - Resolved.

-Fire Hydrant Issue – Issue is on hold until the new well is completed by BRRWSC. Once completed they can determine if it can support fire hydrants. Currently, the association has fire plugs, not fire hydrants. BOD decided to remove the item from Old Business until the new well is completed.

-BEC Internet – Suzy Crews asked what is going on with this. Ron Beadles stated that BEC is currently running fiber to houses. He was told by the contractor that possibly would be ready by the end of the month, but realistically may be December or January to be online.

NEW BUSINESS:

-ADA pool lift request – A resident sent a letter requesting a pool lift be installed for use by her disabled child. John Schuetze advised the BOD that if you allow/invite outside agencies (fire dept., Clubs, etc.) to use your facilities you are required to meet ADA code requirements. If HOA were to add the lift, it would then be opening itself up to ADA enforcement of other requirements. The BOD discussed it's need for more information on the ramifications of such a move, costs, and how the BOD wants to respond to the resident.

Motion: Bill Dillard moved that the BOD send the resident a letter with the information already researched by John Schuetze. Jon Kindred seconded the motion. The BOD voted unanimously to approve, and the motion passed.

-Pool repair bids – BOD reviewed the bids received by Joe Ortega. Ron Beadles stated that Boerne Pools needs to provide an itemized bid Joe Ortega will get more information from Boerne Pools, including how long the repairs will take. Jon Kindred asked if anyone knew who provides Flying L with pool repairs, and suggested that DRROA find out and possibly get a bid from that company. Decision made to table discussion until additional information can be gotten.

MEMBER COMMENTS:

-Stoney McAlister raised the issue of having house numbers on residences throughout the HOA. His concern is that EMT's and other emergency responders cannot find many homes, and this is especially troublesome when a medical or other time-sensitive emergency is taking place. Paul Barton suggested that perhaps house numbers could be made a requirement of ACC approval going forward. Suggestions were also made to again put it Nextdoor Neighbor app, and Ron Beadles also suggested putting up notices at the mail centers.

-Suzy Crews asked whether the HOA was planning on replacing the wood at the mail centers, as a lot of it needs repair. Joe Ortega reported that Maintenance will be getting to that once the season mowing is completed.

There being no further new business, Rodney Scharich asked for a motion to adjourn the meeting at 8:26 PM. Ron Beadles made the motion. John Schuetze seconded the motion. The Board voted unanimously, and the meeting was adjourned.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – January 9, 2018, 7 PM. (No December meeting)

DRROA President – Rodney Scharich _____
DRROA Corporate Secretary – Ron Beadles _____