

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**October 10, 2017**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

Jon Kindred    John Cressey-Neely    John Schuetze    Bill Dillard

**OTHERS IN ATTENDANCE:**

Mike Arguelles    Ed Ringgold    Joann Peterson    Ernie DeWinne    Mary Dillard    Gloria Washburn  
Suzie Crews    Mike Petty    Joe Ortega    Karen Antill

The meeting was called to order by First Vice-President Jon Kindred at 7:00 PM October 10, 2017. Jon asked the Board members and member guests to introduce themselves.

**ACTIONS BETWEEN MEETINGS:** John Cressey-Neely reported that members of the Board met with a representative of Texas Parks & Wildlife Commission and with representatives of the neighboring Cielo Rio community last month to look at the River Park and to see what could be done to get the water flowing there again. The Wildlife rep said that he believes that there is water flowing underneath there, however, he believes that the channel is too wide and too deep to allow the water to reach the surface, because it dries up too quickly. The representative stated that they will do some studies and more research, but that he thinks that it would not be possible to accomplish, and that if it would be possible, it would be a long process to accomplish this. Other members of the Board who had been at the meeting agreed with John Cressey-Neely's summary. An official report from Texas Wildlife will be submitted to the HOA when completed.

**MINUTES:** Each Director read the Minutes of the September meeting.

**Motion:** John Schuetze made a motion to accept the September Minutes as presented.

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

**MEMBERSHIP COMMENTS:** Ernie DeWinne, representing BRRWSC board, reported that work had been started on cleaning out the well and then rain stopped the work. Workers returned today to clean it out. Ernie advised that the pump test will be done on the new well, and if it produces at least 90 gallons/minute, they will not need to acidize the well again. Tanks have been installed, piping and fencing to be completed. Project is making progress and close to completion. Jon Kindred commended the BRRWSC for being future-oriented in their thinking.

A resident asked whether the vandalism issue had been resolved yet. Karen Antill indicated that it has not as yet been resolved, but that the Association will be sending a registered letter to the party this week , following up on this.

Ed Ringgold asked the BOD to explain what the vandalism issue was about, as he had been out of the area with family issues and had not been aware of something occurring. The BOD reviewed briefly.

**TREASURER'S REPORT:** John Schuetze reported that there was nothing out of line/ unusual in the report. He reviewed for everyone that this time of year is generally a time of lower funds, which is why the Association tries to keep a good balance of funds in reserve for use when income is lower.

**Motion:** John Cressey-Neely made a motion to accept the Treasurer's report as presented.

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

**CORPORATE SECRETARY REPORT:** Karen Antill reported for Ron Beadles, who was unable to be at the meeting due to illness. He will begin making calls to follow-up with late-payers once he is feeling better, prior to HOA initiating liens on properties in arrears.

**EXECUTIVE SECRETARY REPORT:** Karen Antill reported that she has prepared the annual HOA ballots to be sent out and has volunteers coming in this coming week to prepare the mailing.

**MAINTENANCE REPORT:** Joe Ortega reported that there is a lot of mowing to be done and has been started. They have also been busy putting away the pool furniture and new ropes, as well as cleaning up in preparation for the Annual Meeting. Joe mentioned that he needs to purchase sand for use around the amenities.

**ACC REPORT:**

- Mike Arguelles reported that it has been a quiet month for the Committee. He apologized that he has had to be out of town a lot this past month and so Committee members and staff have been taking care of much of the work. He reported that no Committee work has been delayed.
- Mike reported that the Committee has approved one carport and one above-ground pool this month. He also reported that a violation fine was paid.
- A resident reported that a large business sign is on the property where a new house was built. Mike Arguelles stated that he and the ACC would look into this issue.

**NOMINATIONS COMMITTEE REPORT:**

- Karen Antill reported that Ron Beadles is ill; another BOD member needs to take lead on this committee. John Cressey-Neely agreed to chair the Nominations Committee in his stead. New Committee members for 2018 election are Jamie Kohutek, JoAnn Kickler, and Debbie McAlister.

**AUDIT COMMITTEE:**

- Chairman John Schuetze indicated that he and Ernie DeWinne will complete the financial Audit for the fiscal year 2016/2017 of the Association and have it ready to be presented at the Annual Meeting of the Association.

**OLD BUSINESS:**

- **Issue of resident with business/commercial storage on property** - Bill Dillard brought up the issue for continued discussion. BOD discussed, without resolution.

- **Update of HOA Rules to allow HOA Board to impose fines for violations** – Jon Kindred stated that there is a gentleman who has offered to update the CC&R's for the HOA to include the right to impose violation fines. Jon Kindred stated that the BOD should define what it wants to do, and then hire legal counsel to pursue it.

**Motion:** Jon Kindred made a motion to a.) appoint a BOD sub-committee to develop what the BOD wants to do and, b.) to hire Tom Placier from Chris Webber's office to review the CC&R's and develop a plan.

Jon Kindred suggested that the BOD hold off on voting on the motion until further review and thought. Suggesting that BOD appoint a committee of at least one Board member to develop a set of questions and issues to ask of the HOA's attorney.

John Schuetze seconded the motion.

Mike Arguelles (ACC) stated that he would like to be involved in the review of ACC-related questions. Board agreed to keep the issue under Old Business. Jon Kindred stated that he will draft up list of questions which need to be addressed and clarified.

- **Annual Meeting – Food – Trick or Treat Bench Ride** – Jon Kindred asked if there is anything needed by Joe or Karen for the Annual Meeting. Karen asked if a piñata could be included before the trick or treating event. The BOD agreed to this.

**-BEC Business Phones** – Fiberoptics being put in. Once infrastructure is done, they will start connecting homes.

**-Camera System** – Working well, will put a camera upstairs as well.

**-Perennial Easement Agreement** - Karen reported that there are actually three agreements with Perennial– River Park, front entrance, and roadway to condos. Discussion regarding how to proceed in resolving a disagreement in what they are responsible for. Karen Antill continuing to follow-up.

**-Burn Permits** – Karen Antill reported that the new permit form is prepared for use. Everyone will have to come into the office and sign for the new burn permit as it has the new regulations on it.

**NEW BUSINESS:**

**-Fire Hydrant Issue** – Paul Barton had requested this issue be placed on this month's agenda. Ernie DeWinne provided background. Once the water company's current projects are completed, the water company will look into how to develop the new hydrant plan for the homeowners of Bandera River Ranch. Concerns about how to control the hydrant usage need to be worked out. BRRWSC will work on it once the current projects are completed. Jon Kindred asked to include the topic on next month's meeting.

There being no further new business, Jon Kindred asked for a motion to adjourn the meeting. Bill Dillard made the motion.

John Cressey-Neely seconded the motion. The Board voted unanimously and the meeting was adjourned.

**REMINDER OF NEXT MEETINGS: Annual Meeting – October 28<sup>th</sup>, 2017, 3 PM.**

**Next Regular Board Meeting – November 14<sup>th</sup>, 2017, 7 PM.**

DRROA President – Rodney Scharich \_\_\_\_\_

DRROA Corporate Secretary – Ron Beadles \_\_\_\_\_