

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
**May 8, 2018 7:00 PM**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

Ron Beadles      Bill Dillard      John Schuetze      Paul Barton      John Cressey-Neely      Chris Darus

**OTHERS IN ATTENDANCE:**

Ernie DeWinne      Mike Arguelles      Susie Crews      Randy Dougherty      Mike Fulghum      Katie Wear      Karen Antill      Joe Ortega

The meeting was called to order by President Ron Beadles at 7:00 PM May 8, 2018. Ron asked the Board members and member guests to introduce themselves.

**ACTIONS BETWEEN MEETINGS:** Ron Beadles asked Karen Antill to report on how the Lien process is proceeding. Karen reported that two of the liens have been paid, and those liens have been satisfied and will be released in the upcoming week.

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

**Motion:** John Schuetze made a motion to accept the April Minutes as presented. John Cressey-Neely seconded the motion. The Board voted unanimously to accept, and the motion passed.

**TREASURER'S REPORT:** John Schuetze reviewed the financials and reported that Association dues are beginning to come in.

**Motion:** Paul Barton made a motion to accept the Treasurer's report as presented. John Cressey-Neely seconded the motion. Board voted unanimously, and the motion passed.

**INSURANCE & COLLECTIONS REPORT:** BOD discussed the fact that there was a savings in insurance expense this past year due to the fact that Karen Antill explored new options on behalf of the BOD, and was able to find a more economical solution.

**EXECUTIVE SECRETARY REPORT:** Karen Antill reported that this is a busy time of year for the Association with membership renewals, in addition to the usual duties, but that all is getting done.

**MAINTENANCE REPORT:** Joe Ortega reported that pool season is back with all the required maintenance there, and with regular pool samples needing to go into San Antonio. John Cressey-Neely asked to have the office railing repaired. Joe Ortega will address this. BOD discussed the need to repair/replace the flooring in the HOA office. Discussed options. BOD asked that Joe get three bids for this repair, from River City Flooring, Home Depot, and Lowe's.

**ACC REPORT:** Mike Arguelles reported, that approvals have been issued for 2 storage buildings, 5 fences, 1 roof extension, 1 carport, and 1 re-roof since the March meeting. He also reported that the WSC had requested the assistance of the ACC in developing guidelines for driveway cut-outs related to water mains under driveways. The requirements and specifications were developed by the WSC, and Mike reviewed with the BOD. Mike then discussed the issue of non-compliant fencing, when a new fence was found to be on another property owners' property. ACC discussed the issue and decision was to reinforce with any homeowner/ contractor who applies for a permit for a fence that they need to verify property lines prior to construction. Lastly, Mike reported to the BOD the issue of a homeowner who was seeking to get ACC approval for a shelter for a newly acquired pig. Since the covenants specifically do not allow for the approval of "hogs" in the HOA, the ACC plans are to deny the request for this shelter, should it come in.

**OLD BUSINESS:**

-Update rules to allow HOA Board to impose fines – the Board reviewed the status of this issue at present. Per the BOD attorney the BOD needs to sue itself to change the rule to 51% to make changes in the Covenants and Rules. The Board attorney believes this can be done. Discussion of the process that would need to be done to do this.

Ron Beadles reported to the BOD his conversation with Jon Kindred who is on sick leave, and will follow-up with him regarding the topic.

**Motion:** John Cressey-Neeley made a motion that in the event of violations, the HOA send as follows: 1<sup>st</sup> notice – send a regular letter, 2<sup>nd</sup> notice – send certified letter, 3<sup>rd</sup> notice – if certified letter is not picked up and signed for have the constable serve them the letter. John Schuetze seconded the motion. The BOD voted unanimously to approve, and the motion passed.

**Motion:** John Schuetze then made a motion to have the BOD contact the attorney and determine what must be done to change the rule to allow a 51% approval to make changes in the Covenants & Restrictions. Bill Dillard seconded the motion. The BOD voted unanimously to approve and the motion passed. The BOD authorized John Schuetze to contact the attorney to follow-up.

#### **NEW BUSINESS:**

-Pool attendants – John Cressey-Neely reported that he and Joe Ortega have met with the attendants who are on Board at present. He requested that the BOD grant a waiver for another attendant who is under the age of 16 which is the HOA current requirement.

**Motion:** Bill Dillard made a motion to grant a waiver to hire a park attendant who is 15 years old. John Schuetze seconded the motion. The BOD voted unanimously to approve and the motion passed.

-Homeowner Decals – John Schuetze reviewed the process of giving out vehicle decals. The BOD voted via email in between meetings that it was no longer necessary to record who has what decal number, as of this year. BOD discussed advantages of having the decal or not.

**Motion:** Chris Darus made a motion to continue to distribute the decals with the logo and year, but to no longer record who has which decal number. Bill Dillard seconded the motion. The BOD voted unanimously to approve and the motion passed.

-Ball moss on trees around pool area – Ron Beadles asked the BOD to address the problem of this moss on the trees before the trees are damaged.

**Motion:** John Schuetze made the motion to obtain bids on removal of the moss in the trees in Overview Park. Bill Dillard seconded the motion. The BOD voted unanimously to approve and the motion passed.

-The Board entertained a discussion of the removal of the rusted barbecue pit/ grill by the pool.

**Motion:** John Cressey-Neely made a motion to remove the grill. John Schuetze seconded the motion. The BOD voted unanimously to approve and the motion passed.

**MEMBERSHIP COMMENTS:** Ernie DeWinne updated the BOD on the status of the application to put the new well on line. Just waiting now for the permit to be returned.

There being no further new business, Ron Beadles asked for a motion to adjourn the meeting, and go into Executive Session. Bill Dillard made the motion to adjourn. John Schuetze seconded the motion. The Board voted unanimously, and the meeting was adjourned at 8:02 PM.

**REMINDER OF NEXT MEETING:** **Next Regular Board Meeting – June 12, 2018, 7 PM.**

DRROA President – Ron Beadles \_\_\_\_\_  
DRROA Treasurer – John Schuetze \_\_\_\_\_