

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
July 10, 2018 7:00 PM
161 BROKEN SPUR

DIRECTORS PRESENT WERE:

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

OTHERS IN ATTENDANCE:

Susie Crews Mike Arguelles Gloria Washburn Steve Malone Karen Antill Joe Ortega

The meeting was called to order by President Ron Beadles at 7:00 PM on July 10, 2018. Ron asked the Board members and guests to introduce themselves.

ACTIONS BETWEEN MEETINGS: John Schuetze reported that he had reviewed all seven (7) recent violation complaints before the violation letters are sent out. Discussion ensued about the many brush complaints and the effect of the burn ban on the large numbers of brush violations in the community. The BOD decided to publicize the fact that the burn ban has been lifted and encourage members to address the brush issues on their properties, before sending out notices of violations.

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

Motion: John Schuetze made a motion to accept the June Minutes as presented. Bill Dillard seconded the motion. The Board voted unanimously to accept, and the motion passed.

TREASURER'S REPORT: John Schuetze reviewed the financials briefly and reported that an in-depth report will follow next month.

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

INSURANCE & COLLECTIONS: Karen Antill advised there is nothing new to report.

EXECUTIVE SECRETARY REPORT: Karen Antill reported that approximately half of the members' dues have been received to date. Late fees will be sent out again next week, and Karen reviewed the process that occurs when members fail to pay their dues on time.

MAINTENANCE REPORT: Joe Ortega reported that they have spent a great deal of time cleaning up the Main Entrance, weeding, mowing, etc. New office flooring project will be done on Friday July 20th.

ACC REPORT: Mike Arguelles reviewed the ACC report for the period since the May BOD meeting. The Committee approved 2 new residences, 5 fence projects, and 2 storage buildings during that timeframe. Mike then presented results of ACC's review of the Declaration of Covenants and Restrictions, which was prompted by the meeting with the Board attorneys. (Summary included in ACC Report of June/July 2018.)

Mike thanked Karen Antill for "pointing him in the right direction" and for her wise counsel in matters involving the ACC over the time he has chaired the committee. He discussed the fact that there is nothing in the documents which defined a required size for a residence, rather allowing the ACC to develop guidelines for approving new construction. Currently, the ACC uses the 2014 rules adopted jointly by the HOA and ACC.

Mike stated that the committee will continue to follow the current guidelines, and that the committee will impose fines when appropriate and necessary, and would pass on to the HOA if/when a situation gets to a point of needing to go the way of lawsuit.

OLD BUSINESS:

- Animal ordinance issue/pig variance – Ron Beadles asked BOD to put to a vote the issue of allowing the homeowners to keep the pig on their property, in accordance with the set of restrictions provided. The BOD voted in favor of giving a variance of allowance by a vote of 4 - 3. John Cressey-Neely reviewed with the homeowners the importance of keeping the pig contained on their property, stating that the BOD is concerned about the animal(s) running loose, citing another situation where just recently this did happen. A resident asked what the restrictions included, and Ron Beadles read the list of restrictions aloud to the assembly. Another resident asked whether this is a one-time variance or can other residents also have pigs as pets. The Board clarified that each one will be dealt with on an individual basis and will need to follow the list of restrictions if they are granted a variance to have a pig as a pet.

-Update rules to allow HOA Board to impose fines – John Schuetze reported that the meeting of the BOD with the Attorney was held the previous evening. The BOD confirmed with the attorney the process which the Association would use to enforce the Covenants and Restrictions in a court of law, if a situation should arise where a homeowner is in violation and continues to be in violation of the Covenants and Restrictions. John Schuetze outlines the process for those present.

-Violation letter updates – John Schuetze reported that he took the list of complaints and went around and inspected them; each violation is still uncorrected as of today. He also made note of additional violations which he saw while he was out and about. It was suggested that violation letters be held off for a short period to allow correction now that the burn ban has been lifted, and then review again. BOD reviewed a complaint against a resident with a trailer of debris which has been sitting next to the house for approximately 5 years. Other complaints were about excessive yard art. The BOD decided to begin sending the notices of violation out, beginning with the worst violations, such as the property with abandoned vehicles, etc. BOD asked Joe Ortega to discuss with the Constable whether any County regulations might be in violation in this situation. Violation notices will not be sent until after clarification is obtained from the Constable's Office.

BOD discussed lawn art as a very subjective issue, difficult to determine whether a homeowner is in violation of regulations.

-Tree Moss Removal – Ron Beadles reviewed that tree trimming and moss removal will begin on July 17th.

-Office Flooring Replacement – Ron Beadles reviewed that the office flooring project will be done on July 20th and 21st.

-Pavilion modification update – Awaiting drawings for work from a resident who is Joe Ortega's neighbor. BOD asked Joe to try to get a timeframe from the gentleman, so that work can begin. BOD then discussed the report regarding another broken basketball court backstop.

NEW BUSINESS:

- Employee Retirement Plan – Karen Antill presented the minutes from the WSC Board meeting regarding what the WSC Board had decided to do regarding the Employee Retirement plan, to present to the BOD. Ron Beadles stated that he would like to see the HOA Board move forward on this issue as soon as possible. The BRRWSC will match up to 5% of the employee's earnings into a IRA-SEP retirement plan starting August 1, 2018.

Motion: John Schuetze made a motion to have the DRROA Board accept and implement the same retirement plan for employees as the WSC has approved. Jon Kindred seconded the motion. The Board voted unanimously to accept, and the motion passed.

-Restroom Complaints – Ron Beadles asked for information on the complaint which was made. John Schuetze reviewed the points of the complaint that was made while he was in the office signing checks. He stated that more attention appears to be being given to the restrooms. The BOD discussed what it might cost to have cleaning done more regularly. Ron asked whether anyone had an idea of a way to address the situation. Discussion re: possibility of having pool attendants check the status of the restroom at end of shift each day and notify staff. BOD discussed upgrading the rooms after the pool closes for the season.

MEMBERSHIP COMMENTS:

- Steve Malone asked whether the BOD knew if provision was made for water runoff when the property was originally laid out. He stated that his neighbor had had some problems with water runoff when it rained. The BOD members responded that the occasional heavy rains do cause flooding and suggested that he check with the County Engineer re: whether he is in a flood plain and for suggestions on how to address the issue. Mike Arguelles reviewed the process that ACC goes through in approving new construction, which includes a review and sign-off by the County before building a new home.

Steve Malone also asked whether there is a limit on the number/type of trash trucks which are allowed to pick up in the community, because of the damage to roadways in the community. BOD does not regulate the businesses that can come in, and it is up to the resident who he/she does business with.

- Susie Crews asked for feedback from the Attorney meeting regarding the combination of all the HOA sections into one larger one. Chris Darus reviewed what the attorney told the BOD and that he recommended that the HOA not go through the process of combining them into one section. They had a long discussion about how to change the minimum vote to 51% instead of 66 2/3% which is necessary to approve document changes.

. Ron Beadles stated that the bottom line is that the HOA will have to spend a lot of money in taking people to court for violations, etc. He further stated that, fortunately, the number of violators is few.

- Susie Crews also asked what will happen with the other residents who currently have a pot-bellied pig on their property. The BOD responded that that type of pig is not classified as hogs or swine by law and is considered a pet by the State of Texas. The ACC has the authority to regulate farm animals in the subdivision, so farm animals other than pot-bellied pigs would be referred to ACC. If necessary, the issue could be taken to court. Ron Beadles also stated that another resident could take the issue to court against the resident.

There being no further new business, Jon Kindred made a motion to adjourn the meeting. Chris Darus seconded the motion. The Board voted unanimously, and the meeting was adjourned at 8:25 PM., with the BOD going into Executive Session.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – August 14, 2018, 7 PM.

DRROA President – Ron Beadles

DRROA Treasurer – John Schuetze