

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
**SEPTEMBER 11, 2018 7:00 PM**  
**161 BROKEN SPUR**

**DIRECTORS PRESENT WERE:**

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

**OTHERS IN ATTENDANCE:**

|             |                |             |                |               |             |           |
|-------------|----------------|-------------|----------------|---------------|-------------|-----------|
| Susie Crews | JoAnn Peterson | Ed Ringgold | JoAnn Kickler  | Richard Lingk | Karen Lingk | Tony Pich |
| Kay Mauldin | Ernie DeWinne  | Bob Vera    | Mike Arguelles | Karen Antill  | Joe Ortega  |           |

The meeting was called to order by President Ron Beadles at 7:00 PM on September 11, 2018. Ron asked the Board members and member guests to introduce themselves.

**ACTIONS BETWEEN MEETINGS:** Ron Beadles reported that at the previous month's meeting a representative of Rockin K Waste was supposed to attend to discuss waste collection, however, the rep was unable to attend, and did give information to Joe Ortega to be shared. Ron then indicated that there was discussion regarding Rockin K and another company planning to merge, however John Schuetze stated that the plan has since been cancelled.

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

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

**TREASURER'S REPORT:** John Schuetze reported that the budget projections are dependent on everything going smoothly and without any unusual expenses, and that if the balance of the year goes along without any surprises, the Association should end the year with an estimated \$1800 deficit in the Operating budget, for the fiscal year.

**Motion:** Chris Darus made a motion to accept the Treasurer's Report, seconded by Paul Barton. The Board voted unanimously to accept the report, and the motion passed.

**INSURANCE & COLLECTIONS:** Ron Beadles reported in Karen Antill's absence that things appear in fairly good shape, although he did not have current figures.

**EXECUTIVE SECRETARY REPORT:** In Karen Antill's unexpected medical absence, there was no report.

**MAINTENANCE REPORT:** Joe Ortega reported that the ramp has been completed; work continues on the kitchen, but has been slowed up by the weather. The top rail was replaced on the porch.

**ACC REPORT:** Mike Arguelles reported the Committee has approved one new home, three fences, and two storage buildings, one carport and one storage shed this month. In response to a member's question, Mike reported that there have been 10 new homes approved in the past 12 months.

**NOMINATION COMMITTEE REPORT:** Bill Dillard reported that there are three new candidates for two open positions. Ron Beadles asked for the Committee to draw the candidates' names from a hat to determine the order in which candidates will be presented on the ballot. Results of the drawing were: Paul Barton, Ron Beadles, and Cheryl Young will be presented as candidates on the ballot in this order. Th Board reviewed the process for the election of officers.

**OLD BUSINESS:**

- Pavilion modifications update – Ron Beadles asked John Schuetze to review the rationale for the modifications at the bathroom ramps. John Schuetze reviewed the safety issues which the Board wished to address with this work. Ron Beadles asked the contractor in attendance to update those in attendance on the status of the pavilion changes being made. The contractor indicated that bad weather was holding up the process of stucco work, all materials and fixtures are on site and countertops have been polished, just waiting for cooperation by the weather. Contractor reported that should be a few days to complete once weather clears. John Schuetze questioned the expense of labor on the ramp. He stated that he also reviewed the kitchen installation proposal.

**Motion:** While he thought that it was an appropriate price, John Schuetze proposed that the BOD consider a resolution regarding the requirement of 2 signatures on large expenses, and also that the BOD consider requirement of getting at least two bids prior to committing to a project, going forward. Bill Dillard seconded the motion, and the Board voted unanimously to accept the proposal.

**Information from Constable Tobin on vehicles – update:** Ron Beadles asked Joe Ortega to report to the BOD about his discussion with Constable Tobin. Joe reviewed that there has been some progress in having the vehicles removed, after Constable Tobin spoke with the individual. Weather issues have slowed the process, but removal is progressing.

**Community Cleanup:** Ron Beadles reviewed for those present the discussion at a previous meeting by the BOD, in which the BOD discussed the possibility of renting a trash dumpster to allow residents to “clean up” their properties, once or twice a year. Several concerns were raised about this possibility, including the expense of such an undertaking, the issue of monitoring how the dumpster is used, and the fact that whoever rents the dumpster is responsible for what goes into the dumpster, requiring 24/7 monitoring of the dumpster to assure no unauthorized materials are placed in it. The BOD decided to not to go forward on this project at present, due to the financial and logistical issues that are involved. BOD and attendees discussed the county recycling and trash plants that are available for residents’ use. Rockin K will also pick up such items.

**NEW BUSINESS:**

- Annual Meeting – October 27, 3PM with Food, Trick or Treat Bench Ride immediately after- Ron Beadles asked Ernie DeWinne to discuss the trick or treat bench ride plan. Ernie is working with Karen, tracking down trailers, discussed the process. He reviewed that residents need to sign up to give out candy.
- Water Company update – Ron Beadles asked Ernie DeWinne to give the HOA BOD and attendees an update on the new well. Ernie reported that, as reported last month, the new well has not produced as well as was thought, and the WSC is having a consulting firm come out to discuss options at next WSC meeting. Awaiting TCEQ authorization to put the new well online. Ernie DeWinne took questions from attendees.
- Mail Center needs - Ron Beadles reported that there is a pressing need to add additional mailboxes at the park-site mail center for individual customers. Cost of unit is \$1279, plus tax on sale at Home Depot. Mail box unit is 16 units per pedestal.

**Motion:** Jon Kindred made a motion to purchase the unit, seconded by Paul Barton. The BOD voted unanimously to purchase the mailboxes, and the motion passed.

**MEMBERSHIP COMMENTS:**

- Joanne Kickler asked whether the resident who asked to be allowed to have a pet pig has completed the requirements. Mike Arguelles responded that he has spoken with the resident and reviewed everything that she needs to do, and that she was very receptive to the requirements and will provide an ACC application. John Schuetze noted that the City of Bandera has also rescinded its law against pot bellied pigs in the city.

-Richard Lingk indicated that he concurs with the gentleman who spoke about the roadside weed issue in the community. Joe Ortega stated that the HOA is prohibited from spraying the county roads, where much of this problem exists, and also, that spraying requires a license. Richard Lingk warned about higher costs for repairs related to the weed damage.

There being no further new business, Ron Beadles made a motion to adjourn the meeting. Chris Darus seconded the motion. The Board voted unanimously, and the meeting was adjourned at 8:00 PM., with the BOD going into Executive Session.

**REMINDER OF NEXT MEETING: Next Regular Board Meeting – October 9, 2018, 7 PM.**

DRROA President – Ron Beadles \_\_\_\_\_

DRROA Treasurer – John Schuetze \_\_\_\_\_