

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
NOVEMBER 13, 2018 7:00 PM
161 BROKEN SPUR CIRCLE

DIRECTORS PRESENT WERE:

Ron Beadles Jon Kindred Bill Dillard Chris Darus Paul Barton

OTHERS IN ATTENDANCE:

Cheryl Young Susie Crews Randy Dougherty Ernie DeWinne Mike Arguelles Lynn Kaska
Bernean Deeter Joe Ortega

The meeting was called to order by President Ron Beadles at 7 p.m. on November 13, 2018. Ron asked the Board members and member guests to introduce themselves.

ACTIONS BETWEEN MEETINGS: Ron Beadles asked the Board for a motion to approve the hiring of Chris Darus as Office Manager, changing the title of Executive Secretary to Office Manager, on a permanent basis.

Motion: Jon Kindred made the motion to change the position title and to hire Chris Darus as permanent Office Manager for DRROA. Bill Dillard seconded the motion. The Board voted unanimously to accept, and the motion passed.

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

Motion: Chris Darus made a motion to accept the October Minutes. Bill Dillard seconded the motion. The Board voted unanimously to accept, and the motion passed.

TREASURER'S REPORT: In John Schuetze's absence due to a medical issue, the Board reviewed the reports which he had prepared.

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

INSURANCE & COLLECTIONS: Ron Beadles reported that there is still a balance of uncollected funds of \$2327.47 in delinquent homeowner fees. One delinquent account is going to Sheriff's Auction on December 4th. Collections are going better than in past years.

OFFICE MANAGER'S REPORT: Chris Darus reported that he is learning the job. Perennial Vacation Club billing for the past three quarters has just been sent out. Liens have been placed on a number of properties. Chris discussed the lien process and the cost of placing liens on delinquent members. New ID cards and car decals have been ordered, saving money by changing vendors. A new computer has been ordered for the office, due to arrive in the next week or so. BOD discussed the possibility of migrating the old computers upstairs.

MAINTENANCE REPORT: Joe Ortega reported that they have been working on painting the restrooms, the floors and have replaced the sink in the Men's Room. Mowing at the River Park and the entrance sign lot and Memorial Park have been completed. Road patching was done in areas with large holes. Christmas decorations will be going up shortly. Organized the food and volunteers for the Annual Meeting and had lots of volunteer help in cooking. Joe thanked everyone for "babysitting" him after his surgery. He also reported that he will be taking vacation next month, and is preparing Tony's work assignments accordingly.

ACC REPORT: Mike Arguelles reported that there were three new projects this month. He thanked Karen and Chris for their support during the transition period.

OLD BUSINESS:

Information from Constable Tobin on vehicles – update: Ron Beadles asked Joe Ortega to update the BOD about this issue. The Constable indicated that the DRROA must send a violation letter to the offenders, in order to proceed further.

Annual Meeting update – Ron Beadles stated that he thought the Annual Meeting went very well.

Cookers were: Joe Ortega, Chris Darus, John Cressey-Neely, Jim McRae, Bob Kaska, and Tony Allen. Donations of goods and time: Dan and Monica Pate for the plates and cups, William and Carol Ryan for the pinata, Tom and JoAnn Kickler for the nametags, Jerry Barber for the soft drinks, TJ's Grill/ Polly Peak Convenience Store for the ice, the WSC for the speaker system, Ballot counters Jim McRae and Lynn Kaska, bench ride drivers, trucks and trailers: Steve Sander, Harry and Barbara Maxwell, Mike Lloyd, Ron Jauer, Shirley Wilson, Tony Dankowski, Herschel Hutchison, and Ernie DeWinne. Others that helped set up and take down: Joan Hutchinson, Robert and Lynn Kaska, Juanita Ortega, Amber Ortega, Bruce Leland, Mike Arguelles, Tom and JoAnn Kickler. The BOD thanks all for their help.

Regulation updates – Ron Beadles reported that some time ago a resident requested to be allowed to have a small pig, and was approved with the proviso of a fence being put up. They did apply for a permit for the fence, however rain has held up the installation, but it is in the works, and should be completed soon.

Issue of a resident with a lot of stuff on his property – BOD had asked Joe Ortega to go out and speak with the resident about cleaning up the property. Since then, the BOD has just recently become aware that the resident is ill, and so the BOD is going to hold off pursuing the enforcement of this at this time.

NEW BUSINESS:

Update on TXHCB signature and debit cards – BOD discussed need to have Chris Darus added to the accounts. Ron Beadles asked Chris Darus to get together with John Schuetze and get this done at the bank.

Discussion of rates charged for resale and HOA info on sale/resale of houses – Chris Darus reported that DRROA fees for these services are on the low scale in comparison with other similar associations. Suggestion was made to re-look at these fees and consider increasing the fees. BOD agreed to discuss in Executive Session and present the proposal at the January meeting.

Discussion of HOA employees answering only to the HOA president – TABLED until January 2019 meeting, as John Schuetze had requested this item to be on the agenda, and is unable to be here to discuss.

Discussion of Article IX Section 2 of the By-Laws – TABLED until January 2019 meeting, as John Schuetze had requested this item to be on the agenda, and is unable to be here to discuss.

MEMBERSHIP COMMENTS:

-Ernie DeWinne from the BRRWSC gave the Board an update on the well at Plant #3. There is an issue with air in the water when you turn on the faucet. It is not a real problem; water clears if left to sit a minute or so. He also reported that TCEQ will be out next week to perform their water tests, which are the same tests as the WSC has done themselves. Expectation is that the test results will be fine. In answer to a question he stated that the new well is under a temporary permit and may need filtration for excess fluoride. The WSC is awaiting TCEQ to visit to re-test next week. If fluoride level does not fall into line, WSC will be pursuing corrective filtration for this. WSC continues with weekly testing until the level of fluoride is levelled off.

-Ernie DeWinne also discussed that he is looking into a piece of equipment to test gallons per minute for the fire hydrants. There was talk of putting a new hydrant on Embers Lane to test out the gallons/minute in the system, to see if the gallonage meets fire department standards. Plan is to get several of the community's hydrants painted red and available to use for firefighting.

-Chris Darus reported to the BOD that the HOA BEC contract is up for renewal, locking rate in if you renew for three or five years, rather than one year. BOD discussed.

Motion: Chris Darus made a motion that the BOD renew BEC contract for five years; Ron Beadles seconded the motion.

The BOD voted unanimously to approve.

-Chris Darus presented a document from Robert and Lynn Kaska to the BOD requesting the BOD have an engineering study conducted to review drainage issues, in view of the building that is being done in the community, and to appoint an engineering committee to oversee the study. (Document attached.) Membership discussed.

-Jon Kindred apologized for his spotty attendance and stated that he will be seeing a neurologist next month and hopes to be back to regular attendance at the BOD meetings.

Ron Beadles wished all in attendance a Merry Christmas, a Happy New Year, and a Happy Hanukkah, and made a motion to adjourn the meeting. Paul Barton seconded the motion. The Board voted unanimously, and the meeting was adjourned at 8 p.m. with the BOD going into Executive Session.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, January 8, 2019, 7 p.m.

DRROA President – Ron Beadles _____

DRROA Treasurer – John Schuetze _____