

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
JANUARY 8, 2019, 7:00 PM
161 BROKEN SPUR CIRCLE

DIRECTORS PRESENT WERE:

Ron Beadles John Cressey-Neely Chris Darus Bill Dillard John Schuetze Cheryl Young

OTHERS IN ATTENDANCE:

Susie Crews Ernie DeWinne Mike Arguelles Bernean Deeter Joe Ortega Joan Hutchinson Rich Lingk
JoAnne Kickler Ed Ringgold

The meeting was called to order by President Ron Beadles at 7 p.m. on January 8, 2019. Ron asked the Board members and member guests to introduce themselves.

ACTIONS BETWEEN MEETINGS:

Ron Beadles announced the BEC Fiber contract was extended as ok'ed in a prior meeting. He also said that the highest dollar lien we had pending was sold at County auction.

Gate opener to the River Park was replaced as someone broke the original one.

We joined a website that is for HOA's around the US that provides information, insight to better business practices and the ability to ask questions and have input.

Ron mentioned the special open meeting in Dec. for a resident who had a lien placed on his property. The lien was satisfied in full.

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

Motion: John S. made a motion to accept the November and December minutes. John Cressey-Neely seconded the motion. The Board voted unanimously to accept, and the motion passed.

Election of Board Officers 2019: The elections of Officers for 2019 were as follows:

		Nominated by	Seconded by
BOD			
President:	Ron Beadles	John S.	John C-N.
1st Vice President:	John Cressey-Neely	John S.	Cheryl Y.
2nd Vice President:	Chris Darus	John S.	John C-N.
3rd Vice President:	John Schuetze	John C-N.	Bill Dillard
4th Vice President:	Cheryl Young	Chris D.	Bill D.
Corporate Sec.:	Chris Darus	John S.	Bill D.
Treasurer:	John Schuetze	Chris D.	John C-N.

Elected Committee Chair positions for 2019

Committee Chairs

ACC	Mike Arguelles	JS	JCN
Nominating Committee	Bill Dillard	JS	JCN
Recreation / Pool	Joe Ortega	CD	JS

Audit & Finance	John Schuetze	CD	JCN
Security	John Cressey-Neely (Volunteered)		
Welcome & Hospitality	Cheryl Young	JS	JCN
Beautification	Joe Ortega	JS	CD
Collections & Insurance	Ron Beadles	CD	JS
Roads	Cressey-Neely, DeWinne, Ortega	CD	Bill D.
Document Review	John Schuetze	JCN	Bill D.

TREASURER'S REPORT: John Schuetze reviewed the reports and reported there were some unplanned expenses.

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

INSURANCE & COLLECTIONS: Ron Beadles reported we placed seven liens this year on delinquent accounts. Chris Darus reported there are currently 15 liens assessed by the DRROA for a total of approximately \$20,000.

OFFICE MANAGER'S REPORT: Chris Darus reported that after a survey of over 30 HOA's He went to the County sale continued filing and destroying unneeded files from years ago New computers up UTR dropped to .36% from .46 percent

MAINTENANCE REPORT: Joe Ortega reported that the painting of the restrooms, doors and floors is done. Mowing the sides of the roads and the corners by the signs was finishing up. Repaired the basketball backboards once again Christmas decorations have been taken down. Chris Darus and Joe Ortega will put new decal material on the bathroom sliding doors.

ACC REPORT: Mike Arguelles reported that it has been quiet. He also reported that we have streamlined the application process by doing it electronically. He also reported that a fence issue was resolved by talking to the resident that had a fence built into the green belt. The resident agreed to fix it even though he had an agreement with Leonard Davis. Joe agreed to mark it off and it is being worked on.

OLD BUSINESS: The Board needed a motion to adopt a resolution to change the names on the signature cards at THCB. John S. made the motion to adopt a resolution to add Cheryl Young, it was seconded by John C-N and passed. This was in addition to the ok made by the board to adopt a resolution to change the credit card holders.

NEW BUSINESS: The discussion of Article IX, Sections 1 and 2 of the By-Laws was discussed. It was determined that everything was ok and the By-Laws were being followed.

The discussion of rate increases for Resale Certificates, Transfer Fees and HOA Dues Requests. Chris Darus reported that DRROA fees for these services are on the low scale in comparison with other local/similar associations. This was tabled pending info from Flying L and Bridlegate.

Discussion of a rate increase for Lien Fees and adding an administration/service fee for late HOA payees. It was determined after looking at other HOA's in close proximity that the DRROA fees were on the low side and not where they should be. As of Feb. 1, 2019, The cost to place a Lien on a property in the HOA will increase to \$150. The late payment interest rate will stay at 8% annually but there will be a \$10 monthly administration/service fee added. John C-N made a motion to adopt the increase, seconded by Cheryl Young. Passed unanimously.

Discussion of a procedure for sending a Notice of Intent to place a Lien upon late/no pay properties. After discussion, it was determined to send a letter 60 days before the Lien placement and another, via Certified Mail 30 days, before the recording of the Lien. John S. made a motion to accept the change to procedure and Bill D. seconded. Passed unanimously. This procedure was expanded to include Violation Letters and ACC violations as well.

Discussion for a new payment box for HOA payment on the front of the office was needed. As it was under the \$200 limit that needs an ok, it was determined to get one and place it where the old box is currently mounted.

Two new security/game cameras were requested by the Ranch Manger (Joe Ortega) to replace his personal cameras that have been in use. Chris Darus made a motion to allow the cameras to be bought, John C-N seconded, motion passed.

MEMBERSHIP COMMENTS:

There was discussion about HOA dues being raised. This will be brought up at the February meeting.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, February 12, 2019, 7 p.m.

Meeting adjourned at 8:25 p.m.

DRROA President – Ron Beadles

Ron Beadles
John Schuetze

DRROA Treasurer – John Schuetze