

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
FEBRUARY 12, 2019, 7 p.m.
161 BROKEN SPUR CIRCLE

DIRECTORS PRESENT WERE:

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

OTHERS IN ATTENDANCE:

Susie Crews, Mike Arguelles, Bernean Deeter, Joan Hutchinson, Kay Mauldin, Bob Kaska, Lynn Kaska, JoAnn Peterson, Karen Fulghum, Mike Fulgham and Jaime Kohutek

The meeting was called to order by President Ron Beadles at 7 p.m. Ron asked the board members and guests to introduce themselves.

ACTIONS BETWEEN MEETINGS:

Two Board members made an informal visit to a local attorney about representation.

Got the correct paperwork to update signature cards at Texas Hill Country Bank, added Chris Darus as a debit card holder for the HOA and removed Karen Antill.

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

Motion: Chris Darus made a motion to accept the January minutes. John Cressey-Neely seconded the motion. The Board voted unanimously to accept, and the motion passed.

TREASURER'S REPORT: John Schuetze reviewed the reports and reported that we are ok financially until the new assessments start in May. He is working on the 2019-2020 budget.

Motion: Jon Kindred made a motion to accept the Treasurer's Report, seconded by Cheryl Young. The Board voted unanimously to accept the report and the motion passed.

INSURANCE & COLLECTIONS: Ron Beadles reported the we had outstanding liens for over \$18,000 but one of those was sold in Dec. and would be written off after six months and a day. Chris Darus made a motion to accept, John Schuetze seconded and it passed unanimously.

OFFICE MANAGER'S REPORT: Chris Darus reported the finishing of old file cleanup. The insurance on the company truck was paid in full and the tag was due by Feb. 28. All tax paperwork and W2's was finished. FUTA taxes and Bandera County property taxes were paid. Perennial Vacation Clubs quarterly bill was sent to them. Owners of dogs involved in confrontations, vehicle and other violation letters were sent. Started addressing envelopes for annual assessments have been done. One lien placed in 2018 was paid and released with another property currently under lien is being sold. We should receive that lien amount along with fees. A 60-day Notice of Intent to place a lien was sent to a payment plan customer who has missed four payments. Two wrecked vehicles corrected their violations. Sent letters of violations for brush cut and not cleared. Motion made by John Schuetze, seconded by Jon Kindred, passed unanimously.

MAINTENANCE REPORT: With Joe Ortega out due to Water Board concerns, Ron Beadles read the report. Joe and Tony worked around the entrance sign on River Ranch, Joe Ortega had obtained some tools to replace his personal tools he has been using for HOA business. Repaired the emergency lights in the bathroom. Picked up trash along River Ranch and sprayed for bugs in the restrooms and office.

ACC REPORT: Mike Arguelles reported that it has been fairly quiet. One patio cover, one fence and a new home was getting ready to pour the foundation. He also reported that we have streamlined the application process by doing it

electronically and it is working really well. The ACC is updating old 2001 language in their rules to read as needed to reflect the current building codes as of 2019.

OLD BUSINESS: None discussed.

NEW BUSINESS: The discussion of rate increases for Resale Certificates, Transfer Fees and HOA Dues Requests. From the January meeting, Chris Darus reported that DRROA fees for these services are on the low scale in comparison with other local/similar associations. With info from Flying L and partial info from Bridle Gate, the Board voted to raise the fees to be inline with other HOA's. John Schuetze made a motion to adopt the proposed increase to \$225 and it was seconded by John Cressey-Neely. Passed unanimously.

Discussion of HOA annual assessments: There has been no increase since 2010. It was asked if the state requires a minimum dollar amount or percentage. A suggested rate increase of \$25 was made. Postcards notifying property owners of the increase will be mailed out. John Cressey-Neely made a motion to accept the increase, Chris Darus seconded, motion passed unanimously.

Discussion of Workers Comp Insurance: The lowest quote was \$1188 from Texas Mutual Insurance plus a small additional amount at the end of the year. Motion made to acquire insurance was made by Jon Kindred, seconded by John Schuetze, passed unanimously.

Discussion of camera use and notice thereof: John Schuetze started with discussion about camera use in the common areas. While not required, it was decided to place signs on River Ranch and Kings Ranch notifying people of camera use. Motion made by John Cressey-Neely and seconded by Bill Dillard, passed unanimously.

Discussion of possible rent increase to the BRRWSC: Tabled by Board President Ron Beadles so the board could go over items in Executive session.

Discussion to make Bandera County 911 addresses readable from the road on all new construction mandatory: Chris Darus continued discussion presented on numerous occasions before about this. There is very minimal cost involved, but really needs to be done per Bandera County Emergency Services. Mike Arguelles had said the ACC would agree if the board would back the decision. Chris Darus made a motion to make it required and John Schuetze seconded. Motion passed unanimously. This is not retroactive but it is a good idea. Forms are available in the DRROA office.

A motion to adopt a resolution to allow Chris Darus to download the DRROA monthly bank statement was needed. The prior office manager had access but a resolution is needed to add someone. John Schuetze made a motion to adopt a resolution and it was seconded by John Cressey-Neely. Passed unanimously.

MEMBERSHIP COMMENTS:

A resident asked about getting the BEC to place a street light in her front yard because it is dark at her house. A resident asked about a suggestion they had submitted two months ago about a drainage survey and was told it was to be discussed in Executive session.

There was discussion about repainting the small signs on River Ranch Rd. This will be passed on to the Ranch Manager.

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

Meeting adjourned at 8:22 p.m. with the Board going into Executive Session.

Executive session topics discussed: An employee review, the hourly rate if the DRROA has to clean up a lot, about a resident's suggestion on drainage, a potential rate increase of rent to the BRRWSC and about the DRROA obtaining a Notary. No votes were placed in Executive session.

DRROA President – Ron Beadles

Ron Beadles

DRROA Treasurer – John Schuetze

John Schuetze