

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
June 11, 2019, 7 p.m.
161 BROKEN SPUR CIRCLE

DIRECTORS PRESENT: Ron Beadles, Chris Darus, John Cressey-Neely, John Schuetze, and Cheryl Young

OTHERS IN ATTENDANCE: Susie Crews, Randy Dougherty, Mike Fulghum, Rick Hill, Lynn Kaska, Joan Hutchinson, Lisa Mobley, Joe Ortega, JoAnn Peterson, Ed Ringgold and Bonnie Tidball

The meeting was called to order by President Ron Beadles at 7:01 p.m. Ron asked the board members and guests to introduce themselves.

ACTIONS BETWEEN MEETINGS: Ron Beadles went over the plans for the HOA to utilize borrowed hog traps in the subdivision.

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

Motion: Chris Darus made a motion to accept the May minutes, John Cressey-Neely seconded the motion, passed unanimously.

TREASURER'S REPORT: John Schuetze reviewed the monthly reports and reported that we have income from HOA dues and we had moved \$50,000 from checking to the Money Market acct.

Motion: Cheryl Young made a motion to accept the Treasurer's Report, seconded by John Cressey-Neely, passed unanimously.

INSURANCE & COLLECTIONS: Ron Beadles reported the we had one payment plan customer for a total of \$41.86. Our outstanding liens are currently \$21,124.25. Of that amount, \$9354.79 is the two lots that were sold at the county sale on Dec. 4, 2018, and can be written off later this month. It was mentioned that 105 property owners had not yet paid their dues.

OFFICE MANAGER'S REPORT: Chris Darus reported that the website was updated again, the two donation checks to Bandera Fire and Rescue and Pipe Creek VFD had been mailed and statements for the 105 unpaid dues assessments would be mailed on Wednesday at lunch.

MAINTENANCE REPORT: Joe Ortega reported the pool is open and he and Tony are keeping up with cleaning. Tony and him are busy mowing, worked on the entrance sign and repaired a basketball backboard. He had to call the BCSO to file a report on someone tearing up the River Park with a vehicle and had changed the gate combination for the River Park and the combo at the tennis/basketball courts. He also mentioned that the pool attendants were doing a good job.

ACC REPORT: Mike Arguelles was absent so Chris Darus reported that the ACC had approved a single home construction application. It was also mentioned that there was another home application waiting on info from the builder before it could proceed.

OLD BUSINESS: Discussion of a change in the language from the ACC on what "structures" would be required to need a building permit. Tabled

Discussion of the appointment of an ACC chairman. Tabled

Discussion of a change in language to clarify ACC Rule 22 (first pool fill) Tabled

Discussion of banning the burning of newly cleared lots, tabled until the July meeting.

NEW BUSINESS:

After some discussion, it was determined that due to non-residents using the River Park with no authorization to do so, the gate codes in the neighborhood need to be changed more frequently. It was decided to go with twice a year and that will be increased if needed.

Motion: John Schuetze made a motion to change the codes twice a year, Bill Dillard seconded, passed unanimously.

Discussion of changing the language in the Bylaws and the Articles of Incorporation to read the same was voted on.

Resolution: A resolution to make a motion to change the language to match was made by Chris Darus, seconded by Cheryl Young and passed unanimously.

Discussion to change the language in the Rules, Parks, Pools and Tennis Courts to now show the Overview Park Pavilion is now available to rent on Sunday was voted on.

Resolution: A resolution to adopt a motion to change the language on Item 5 (see above) was made by John Schuetze and seconded by Cheryl Young. It passed with a unanimous vote.

John Schuetze presented the results of the protest by the HOA against the Bandera CAD. There were two major increases to properties owned by the HOA and after a hearing by the BANCAD, one remained as assessed and the other was lowered by a fair margin, reducing the amount of property taxes owed to Bandera County.

Moving the August meeting from the second to the third Tuesday of the month was discussed.

Motion: John Schuetze made a motion to move the August meeting only to the third Tuesday of the month (Aug. 20). The motion was seconded by Cheryl Young and passed unanimously.

Discussion of Texas SB317 that take effect on Sept. 1, 2019 was discussed. Even though the bill gives a homeowner a right to shoot a feral hog at any time, there is no discharging a firearm in the subdivision per HOA rules.

The Board talked about cutting the front yard at 1536 Kings Ranch Rd, a residence that has been abandoned since March 27. This action is allowed per HOA doctrine and will be billed to the homeowner.

Motion: John Cressey-Neely made a motion to mow and trim the front yard only, Chris Darus seconded the motion and it passed unanimously.

Discussion of changing the gate code on a more frequent basis at the River Park and the Courts was discussed. This is partially due to the incident mentioned in the Ranch Managers report above. This as well as other infractions (non-residents/property owners using the River Park) is the reason that the codes will be changed on a bi-annual basis (June and Jan.) and will increase if necessary, to a quarterly basis. Check the website and the bulletin boards at the mail centers and in front of the office for updates. The purchase of a wi-fi enabled camera was also discussed, purchase in the future is dependent on pricing and availability.

Membership comments: A resident (Howard Fest) made inquiries as to why he received a letter from the HOA about the condition of his yard and numerous vehicles in it. He was told that he was not the only one that had received such a letter. He proceeded to provide the board with a list and photos of 21 vehicles with addresses on vehicles and lots he felt were in violation as well. Two of the pictured vehicles were owned by people present at the meeting and both said the vehicles in question were indeed in compliance (insured and registered). The board will meet and make a decision on what to do on the others on the list.

Meeting adjourned at 8.22 p.m.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, Aug. 20, 2019, 7 p.m.

DRROA President – Ron Beadles

DRROA Treasurer – John Schuetze

← SHOULD READ
July 9, 2019