

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.  
REGULAR BOARD OF DIRECTORS' MEETING  
July 9, 2019, 7 p.m.  
161 BROKEN SPUR CIRCLE

NEED TO  
SIGN

**DIRECTORS PRESENT:** Ron Beadles, Chris Darus, Bill Dillard, Jon Kindred, John Schuetze, and Cheryl Young

**OTHERS IN ATTENDANCE:** Mike Arguelles, Nancy Butler, Susie Crews, Bernean Deeter, Ernie DeWinne, Greg Henrie, Lisa Henrie, Joan Hutchinson, JoAnn Kickler, Rich Lingk, Joe Ortega, Tony Pich 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 mentioned the hog traps that had been placed on some lots had failed to trap any animals.

**MINUTES:** Each Director was asked if they had read the Minutes of the June meeting.

**Motion:** John Schuetze made a motion to accept the June minutes, Bill Dillard seconded the motion, it passed unanimously.

**TREASURER'S REPORT:** John Schuetze reviewed the monthly reports and reported that we still have income from HOA dues and we had moved \$30,000 from checking to the Money Market acct.

**Motion:** Cheryl Young made a motion to accept the Treasurer's Report, seconded by Jon Kindred, passed unanimously.

**INSURANCE & COLLECTIONS:** Ron Beadles reported the we had three payment plan customers for a total balance of \$490.36. Our outstanding liens are currently \$21845.40, of that amount, \$9354.79 is the two lots that were sold at the county sale on Dec. 4, 2018, and will be written off on taxes. It was mentioned that 51 property owners had not yet paid their dues, down from 105 in June.

**OFFICE MANAGER'S REPORT:** Chris Darus reported that the website was updated again, HOA dues collections are ongoing and that the payment plans from 2018-2019 that still had a balance was sent a Notice of Intent to place a lien on the property. He also stated that the two other payment plans were current with paperwork and with payments, that Constable Phil Tobin had been in the subdivision looking at an abandoned house and that the post office had helped to find an address of a prior liened account that had moved with no forwarding address. He also noted that the insurance company that had quoted us a price had returned almost half of the quoted payment, (\$494.96) but felt they would ask for some of that back after the next reporting period.

**MAINTENANCE REPORT:** Joe Ortega reported the pool is open and he and Tony are keeping up with cleaning and water balance daily. Tony and him are busy mowing, worked on the entrance sign and Overview Park, that they had replaced the flag at the main entrance. Problems with kids at the River Park are still ongoing and there was a fireworks incident on the Fourth. He had checked the ongoing construction in units 4 and 5, trimmed the trees around the parking lot at the office, sprayed for weeds at the mail centers, mowed the grass and had to shock the half-filled pool at an abandoned residence, the tractor was down awaiting repairs and we had gotten the zero turn mower back after it had been in the shop for 4.5 weeks.

**ACC REPORT:** Mike Arguelles reported that there were two projects ok'ed by the ACC, a rooftop solar cell installation and a patio extension.

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

This was talked about in prior meetings to help current and potential owners know what projects would need ACC approval and the ACC provided the Board their recommendations. The list is under the ACC tab on the website, if there are any questions, it is best to contact the ACC directly.

Discussion of the appointment of an ACC chairman.

Prior ACC Chairman, Mike Arguelles announced that Paul Barton would take over that position.

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

It was decided that the ACC and the Water Board would meet and clarify this for future use. It will be presented at a later date.

Discussion of banning the burning of newly cleared lots, requiring hauling off or chipping.

After more discussion of this topic, a four-person committee was formed to make a recommendation on wording and will present it at the next monthly meeting.

**NEW BUSINESS:** Discussion of Payment Plans and use of amenities.

After some discussion, it was determined that the language in the CCRs states that Annual Dues that remain overdue, underpaid or unpaid, fall under the suspension of rights and suspension of privileges (use of amenities and facilities).

**Motion:** John Schuetze made a motion to enforce this provision, Cheryl Young seconded, passed unanimously.

Discussion of Solar Panel policy (privacy fence requirement)

A resident, Ernie DeWinne, was questioning the requirement of a privacy fence around a ground mounted solar panel installation. It was determined the resident would continue to work with the ACC on the installation.

Discussion of obtaining four (4) more game cameras for surveillance in the subdivision common areas

It was determined that this would be a good idea because it would allow the Ranch Manager to retrieve his personal cameras that have been in use, and the new cameras would not use a card, limiting their storage capabilities, but would be viewable real time via cell phone or computer and record to a backup drive.

**Motion:** Jon Kindred made a motion to purchase said cameras with a \$700 max, Chris Darus seconded, passed unanimously.

Discussion of Nominating Committee

Board President, Ron Beadles named the committee members and ran through a short timeline for action before the upcoming elections for three (3) board positions up for re-election.

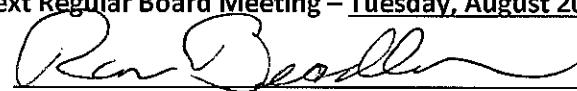
**Membership comments:**

A resident warned of the dangers of Lyme disease from a deer tick which she is currently dealing with. A resident asked about the possibility of two different burn permits, one for lots that already have a residence and one for newly cleared lots (see above). Another resident asked about a resident directory and was told that due to a lack of participation and worries about personal information, there wasn't one. Bonnie Tidball, president of the Bandera River Ranch Water Supply Corporation, invited everyone to the Water Board meeting the following Thursday. Another resident asked about training his dog in the River Park with a decoy gun that uses a .22 non-projectile type cartridge similar to a nail gun.

Meeting adjourned at 8.48 p.m. and the BOD went into Executive Session. Items discussed were a possible waiver, a problem with an HOA issue, an insurance issue and the re-addressing of a prior issue by the Board.

**REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, August 20, 2019, 7 p.m. \* Note: Third Tuesday\***

DRROA President – Ron Beadles



DRROA Treasurer – John Schuetze

