

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

DIRECTORS PRESENT: Ron Beadles, John Cressey-Neely, Chris Darus, Bill Dillard and John Schuetze

OTHERS IN ATTENDANCE: Paul Barton, Susie Crews, Ernie DeWinne, Joan Hutchinson, Mike Leach, Harold Martin, Joe Ortega and Jordan Pierce.

The meeting was called to order by President Ron Beadles at 7:02 p.m. Ron asked the board members and guests to introduce themselves.

ACTIONS BETWEEN MEETINGS: Ron Beadles went over the boards decision to purchase a chipper and posthole auger. Both have been received and will be operational as soon as the new tractor is returned from the shop. The new Bush Hog is also in the shop with a seal leak.

MINUTES: Ron asked board members if they had read the Minutes of the Oct. meeting.

Motion: John Cressey-Neely made a motion to accept the October minutes as written, John Schuetze seconded the motion and it passed unanimously.

TREASURER'S REPORT: John Schuetze went over the numbers. He also stated that we are in good shape and talked about moving some of the money market to a reserve account for planned projects on the three-year plan.

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

INSURANCE & COLLECTIONS: Ron Beadles reported that as of 11-11-19, we had two payment plan customers for a total balance of \$306.24.

One of those had missed numerous payments and had been sent a 30-day notice of intent to place a lien unless paid in full. Another payment plan account had paid their account off. We currently have 15 liened accounts on the books. One account that has not had a zero balance since 2011 made a small payment. Outstanding dues balance including liens is currently \$15621.98. Twenty-five property owners owe the association, down from 27 in October.

OFFICE MANAGER'S REPORT: Chris Darus updated the website, HOA dues collections are ongoing and six liens were placed on Oct. 21, 2019 on delinquent accounts not paid by close of business on Friday, Oct. 18 and that one person that had been liened asked to be put on a payment plan and had made two payments in less than a month.

There is one more property owner subject to lien. He says he doesn't own the properties anymore but has failed to provide documentation. He also announced that we are waiting on a third quarter check from Perennial for 1679.18.

MAINTENANCE REPORT: Joe Ortega mentioned the HOA and Water had hired a new helper, Richard McIntyre, and they were catching up on the mowing. He mentioned the new chipper and auger and that the new tractor had a small leak and was at the shop. He also said they had cleaned out the shop, made dollies to move the chipper and auger in and out of the shop and he also mentioned that we bought a used Bush Hog mower for \$200 and had to fix a water leak by the pool gate. He said there will need to be some concrete added to the shop for storage.

ACC REPORT: Chairman Paul Barton reported there had been an approval on a house and were working on some other issues.

OLD BUSINESS: None

NEW BUSINESS: Discussion of recent election and kudos for the annual meeting. President Ron Beadles stated that he thought the annual meeting went well and announced that Bill Dillard and John Cressey-Neely were re-elected and that new member Jordan Pierce was filling the empty seat.

He also mentioned the following for their contributions to the meeting:

Cooking: Joe Ortega, Richard McIntyre, Robert Kaska, John Cressey-Neely and Juanita Ortega.

Donations of goods and time:

Plates, Dan and Monica Pate

Pinata, William and Carol Ryan

Candy, Joe & Christine Meyers, Norma Rosentritt and John Kocurek, owner of Rockin' K Waste Services

Speaker system, Harry Maxwell and BRRWSC

Ballot counters, Vanessa Churchman and Randy Dougherty

Bench ride drivers, trucks and trailers: Harry Maxwell, Ernie DeWinne, Mike Lloyd and Bruce Leland, Rondo Jauer (trailer)

Others that helped (set up and takedown)

Ron Beadles, John Schuetze, Harry Maxwell, Barbara Maxwell, Joan Hutchinson, Robert Kaska

He did say that we will need an additional truck and trailer for next year's Trick or Treat Bench Ride and Ernie DeWinne said another was already lined up.

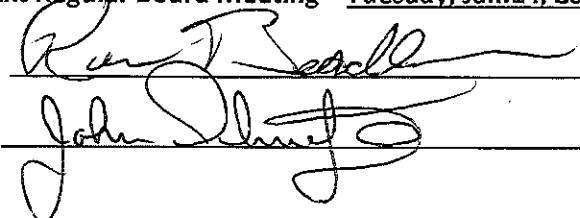
Membership comments: A resident asked about his driveway in question and what could be done about it as it was not in compliance. He was given some guidance and another resident brought up the fact that the speeding in the neighborhood needed to be curtailed.

Meeting adjourned at approximately 8:25 p.m. and the BOD went into Executive Session and talked about employee matters.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, Jan. 14, 2020 at 7 p.m.

DRROA President – Ron Beadles

DRROA Treasurer – John Schuetze

The image shows two handwritten signatures. The top signature is for Ron Beadles, written in cursive with a black pen. The bottom signature is for John Schuetze, also in cursive. Both signatures are placed directly above their respective names, which are printed in a standard black font below the signatures.