

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
Jan. 14, 2020, 7 p.m.
161 BROKEN SPUR CIRCLE

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

OTHERS IN ATTENDANCE: Paul Barton, Susie Crews, Bernean Deeter, Ernie DeWinne, Karen Fulghum, Mike Fulghum, Joan Hutchinson, JoAnn Kickler, Harold Martin, Joe Ortega and JoAnn Peterson.

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 board's actions from the Nov. meeting until tonight's meeting. Decisions talked about were: A fee schedule for the tractor, chipper, auger and operator(s) was proposed and voted on, deciding on a 10 x 25 concrete pad and shelter as a shop extension, removing concrete forms that had been placed on Park Road and abandoned, approval of hiring a company to locate a leak in the pool area and approval of requesting an adjustment from the Water Board, due to the leak, for Dec. and Jan. The Board would like to say they appreciate the Water Board working with them on this as it saved the HOA over \$875 in Dec.

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

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

Election of Officers and appointment of Committee Chairs: The Board elected the positions that each member will fill for the coming year and then were going to appoint Committee Chairs, they were as follows:

(One position per Board member)	Nominated by	Seconded by
President: Ron Beadles	1. JC-N	2. CY
1 st Vice President: John Cressey-Neely	1. JS	2. CY
2 nd Vice President: Bill Dillard	1. JS	2. JC-N
3 rd Vice President: Cheryl Young	1. JS	2. JC-N
4 th Vice President: Jordan Pierce	1. JS	2. JC-N
Corporate Secretary: Open	1. None	2. None
Treasurer: John Schuetze	1. JC-N	2. CY

Committee Chair positions up for appointment

Committee Chairs New for 2020

ACC	Paul Barton
Nominating Committee	Ron Beadles
Recreation / Pool	Joe Ortega
Audit & Finance	John Schuetze
Security	John Cressey-Neely
Welcome & Hospitality	Cheryl Young
Collections & Insurance	Ron Beadles
Roads	Cressey-Neely, DeWinne, Ortega
Document Review	John Schuetze

All Committee Chairs volunteered for their positions.

TREASURER'S REPORT: John Schuetze went over the numbers. He stated that we are in the usual Dec. through April doldrums with more money going out than coming in, but we are still in good shape financially in both checking and reserves.

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

INSURANCE & COLLECTIONS: Ron Beadles reported that as of 01-10-2020, both payment plans had paid out and there are none currently being used. Outstanding amount, mostly due to 14 liens is currently \$14,200.

OFFICE MANAGER'S REPORT: Chris Darus reported he updated the website, HOA dues collections are ongoing and two liens were paid off and released, got the insurance taken care of on the new tractor and equipment, we received the third quarter reimbursement check from Perennial Vacation Club for shared expenses and had sent the fourth quarter to them, that our Unemployment tax rate was dropped to .31 percent, the lowest available, paid the Federal Unemployment taxes of \$170.36, finished paying the Workmans Comp insurance bill for an annual total of \$1270.04, paid the auto insurance on the company truck in the sum of \$458, up \$25 from last year, paid the property taxes of \$2494 for DRROA owned property, completed all of the income tax forms for employees and that the Annual Assessment postcards would be

mailed in February when the rate is figured out.

MAINTENANCE REPORT: Joe Ortega mentioned the HOA's Christmas lights and decorations were put up and taken down, that brush below the pool house was cleared, repaired the leak in the pool after draining it and having to cut the decking to get to the leak, finished the shop extension, would change the codes for the River Park and courts and would get the company truck inspected for tags due in Feb.

ACC REPORT: Chairman Paul Barton reported that the ACC ok'ed a house and they had been going back and forth with D.R. Horton and told them as long as they meet our guidelines and rules, they will be allowed to build in the subdivision. They had asked for many variances and most were not allowed. Roof pitch and shingle type were the main variances allowed.

OLD BUSINESS: None

NEW BUSINESS: There was a motion and second for the adoption of a resolution to remove a signer from the bank signature card for the checking account at THCB. This will require a new card to be signed by those named in the resolution.

Discussion of fence issue per complaint (R. Beadles). Tabled until the February meeting.

Discussion of reimbursement hourly rate from Perennial Vacation Club. A motion was made to increase the labor charges to Perennial Vacation Club from \$28 to \$35 per hour. This is the first increase requested in over 20 years of sharing maintenance costs on shared property with the condos.

Motion: John Schuetze made a motion for the increase and it was seconded by John Cressy-Neely, passed unanimously.

Discussion of the BRRWSC seeking permission for drilling a second and possibly a third well at Memorial Park (E. DeWinne). The Water Board requested access to land in Memorial Park to drill a second well at that location with the possibility of a third.

Motion: A motion to allow the BRRWSC to drill one and/or two wells was made by John Cressey-Neely and seconded by Cheryl Young, passed unanimously.

Possible discussion and action on 2020-2021 assessment amount. Tabled until February meeting

Membership comments: A resident has been elected to the BanCAD Board and noticed that similar sized lots in the subdivision have a wide variance in pricing and looking into a possible conflict of interest on the BanCad Board. Both will be looked at.

Another resident questioned the timeframe on finishing the house on the corner of Oak Bend and River Ranch.

The same resident asked if anything had been heard from TxDot about a turn lane into the subdivision onto River Ranch and wanted to know where the local TxDot office was located to make inquiries about the same.

Meeting adjourned at approximately 8:35 p.m. and the BOD went into Executive Session and talked about personnel matters and a possible postal issue.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, Feb. 11, 2020 at 7 p.m.

DRROA President – Ron Beadles


Ron Beadles

DRROA Treasurer – John Schuetze


John Schuetze