

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
Feb. 11, 2020, 7 p.m.
161 BROKEN SPUR CIRCLE

DIRECTORS PRESENT: Ron Beadles, Bill Dillard, John Cressey-Neely, Jordan Pierce, John Schuetze and Cheryl Young

OTHERS IN ATTENDANCE: Paul Barton, Susie Crews, Ernie DeWinne, Karen Fulghum, Mike Fulghum, Joan Hutchinson, JoAnn Kickler, Tom Kickler, Harold Martin, Joe Ortega, JoAnn Peterson, Bonnie Tidball and Billy Wilson.

MEETING START: 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: None to report for the dates between the Jan. through Feb. meetings.

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

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

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 Bill Dillard, passed unanimously.

INSURANCE & COLLECTIONS: Ron Beadles reported that as of 02-10-2020, there were 14 liened accounts, none of which made a payment in Jan. Those 14 accounts owe the HOA \$14589.32 with a total of all accounts owing the HOA is \$14638.16.

OFFICE MANAGER'S REPORT: Chris Darus reported he updated the website, we received the fourth quarter reimbursement check from Perennial Vacation Club for shared expenses (\$1228.81) renewed the Workman's Comp insurance policy, initial payment was \$80 cheaper than last year, that three houses had sold in the last few weeks, had received a check for the 11 Resale Certificates for D.R. Horton, took care of the 941 monthly and quarterly reports for federal taxes, added interest, fees and mailed the 14 past due, liened statements, sent a letter to Bandera Homestead Assoc. (condo management) about an increase in rates and had received the personal, tangible property paperwork from the BanCad. He also reported that the BRRWSC had reduced our water bill from \$2385.21 to \$546.07 for the refill of the association pool after leak repairs in Jan. It was also stated the letter to increase the reimbursement rate from Perennial was sent as well.

MAINTENANCE REPORT: Joe Ortega mentioned him and Richard had refilled the pool after repairs, had reworked the majority of benches inside the pool area and a picnic table at Overview Park, removed the sage at the flowerbed at the River Ranch mail center, trimmed the trees at the River Park campsites, trimmed the sage by the office, River Ranch mail center and front entrance sign, replaced a toilet in the men's room, put up new nets at the basketball courts and had checked on new construction through the sub-division.

ACC REPORT: Chairman Paul Barton reported that the ACC partially approved a new home construction. Chris Darus did say that a check that was returned for a new home approval was finally made right via the JP's office and the builder will have to resubmit a new application.

ROAD COMMITTEE REPORT: Ernie asked that the three members could get together and mark all of the potholes that they would like the county to repair and go behind them to check on the repairs.

OLD BUSINESS:

Discussion of reported fence issue: The board decided to give the owner at 162 Saddle Trail six months to remove, replace or repair the fence, whichever he would prefer. If it wasn't repaired within the six-month timeline, the DRROA would decide on one of the three options, do the work, charge the owner and it would be added to his account.

Motion: John Schuetze made a motion to give the property owner six months to repair, replace or remove the fence, seconded by Bill Dillard, passed unanimously. If the owner declines to do the requested, the DRROA will make a choice of one of the three options, charge the property owner and if it is not paid, will place a lien on the property per the CC&Rs.

Discussion and possible action on the 2020-2021 assessments: The BOD decided to increase the amount of yearly assessments as allowed per the CC&Rs. The increase was not raised by the maximum allowable amount, but will be an additional \$4, to \$179.00 per originally platted lot.

Motion: John Cressey-Neely made a motion to increase the yearly assessment to \$179.00 per originally platted lot, seconded by Bill Dillard, passed with a 5-1 vote.

NEW BUSINESS: Discussion of moving the HOA monthly meeting to the third Tuesday of March:

Motion: Motion to move the meeting was made by John Schuetze, seconded by Cheryl Young, passed with one opposed.

There was an adoption of a resolution to remove a signer from the bank signature card for the Money Market account at THCB. This will require a new card to be signed by those BOD members named in the resolution. All four are already on the old card.

Discussion of mail center expansion: This was discussed and it was determined that the mail centers could be expanded with a minimal amount of expenditure to do so, except for the actual mail pedestals themselves. Joe and Richard will form and pour the concrete and build and frame the roof overs at the River Ranch mail center soon.

John Schuetze said he had talked to the postmaster and was told that if he could get permission, the post office may be able to get us new boxes at a reduced rate.

Discussion of pool dates and hours: Joe Ortega stated the dates for the pool are as follows, May 1, 2020 until Sept. 30, 2020, with attendants present from May 22 until Sept. 7. The open dates preceding and following the attendant dates will be dependent on the availability of volunteers. Hours will remain 10-8 on Monday-Friday and 12-8 on weekends and holidays.

Discussion to fill the empty BOD position: President Ron Beadles introduced Billy Wilson as an option to fill the position created by the resignation of a board member.

Motion: Bill Dillard nominated Mr. Wilson to fill the empty seat vacated by Jon Kindred, seconded by Cheryl Young and passed unanimously.

Membership comments: The water board president talked about the drilling of one or two wells on the land at Memorial Park if the acidizing of well number II doesn't work as expected. Depending on where the well(s) are located, there may be a chance that there will be enough room for restrooms and other amenities. A resident raised concerns about water runoff from the proposed construction on Kings Ranch Rd. and gave the BOD a suggestion to pass along to the builders, a resident reported that he has tried twice to get an audience with a TxDOT rep to ask about the chance to reline or add a turn lane at the intersection of US Hwy. 16 S. and River Ranch Rd. but had been unsuccessful. A resident asked a question about executive meetings.

Meeting adjourned at approximately 8:10 p.m. and the BOD went into Executive Session and talked about personnel matters.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, March 17, 2020 at 7 p.m.

DRROA President – Ron Beadles

Ron Beadles

DRROA Treasurer – John Schuetze

John Schuetze