

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.

REGULAR BOARD OF DIRECTORS' MEETING

April 14, 2020, 7 p.m.

161 BROKEN SPUR CIRCLE

Zoom Telemeeting

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

OTHERS IN ATTENDANCE: Nancy Butler, Susie Crews, Joan Hutchinson, JoAnn Kickler, Joe Ortega and Bonnie Tidball

MEETING START: The meeting was called to order by First VP, John Cressey-Neely at 7:01 p.m.

ACTIONS BETWEEN MEETINGS: The BOD had letters sent to responsible parties that use ADA Lane requesting they repair the culvert blockage. Only one person responded to the letters.

The BOD had e-mail exchanges about the mail center expansion, additional cluster boxes and are in negotiations with the USPS for acquisition of same.

The BOD voted via email to utilize a new cluster box slated for the mail center expansion to be mounted in place of the vandalized box in the River Ranch mail center to help expedite residents to get their mail in a more timely fashion. The vandalized box was deemed unrepairable and Joe and Richard mounted the new box before tonight's meeting.

Motion: John Schuetze made the motion to replace the cluster box, John Cressey-Neely seconded and passed unanimously.

MINUTES: John asked board members if they had read the Minutes of the Feb. meeting.

Motion: Bill Dillard made a motion to accept the Feb. minutes as written, Billy Wilson 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 more money going out than coming in but that May is almost here and the balance would be changing.

Motion: Billy Wilson made a motion to accept the Treasurer's Report, seconded by Bill Dillard, passed unanimously.

John Schuetze also reported that after talking to THCB, he would like to apply for the Federal Payroll Protection Plan deal to offset some of the bills incurred during the Coronavirus thing.

Motion: Billy Wilson made a motion to apply for the loan, seconded by Jordan Pierce, passed unanimously.

INSURANCE & COLLECTIONS: John Cressey-Neely reported that as of 4-13-2020, there were 12 liened accounts, owing the HOA \$13039.60 with a total of all accounts owing the HOA is \$14319.98. Two previously liened accounts paid in full and the liens were released.

OFFICE MANAGER'S REPORT: Chris Darus reported he updated the website, received a reimbursement check from our Workman's Comp insurance policy for 668.26 after paying the annual premium, they now want quarterly payments instead. Also, the 941 quarterly reports for federal taxes was paid, sent the personal, tangible property paperwork to the BanCad. He also said that a violation letter had been sent out, mailed the postcards informing property owners of the slight increase in annual dues, had received all fees involved with the DR Horton purchases and that seven people had already paid their 2020-2021 annual dues. He also stated all of the 2020-2021 annual dues invoicing and statement would be mailed in the week following this meeting.

MAINTENANCE REPORT: Joe Ortega mentioned him and Richard had finished the River Ranch mail center expansion. He also said that all of the amenities but the River Park was closed until further notice due to the CoVid 19 virus.

ACC REPORT: The ACC Chairman wasn't able to attend so there was no report this month.

OLD BUSINESS:

Update on mailbox situation: John Schuetze reported he had been in touch with the Bandera Postmaster about working with the HOA on purchasing (a) new cluster box(es) for a reduced rate for the mail center expansion with somewhat considerable savings for the HOA.

Retail pricing on the boxes is \$1775 each. He also mention that Unit 8 users (the damaged unit) would have to take their old keys to the Post Office to get their new keys or be charged \$25 per the Postmaster.

NEW BUSINESS:

Discussion and possible adaptation of 2020-2021 budget: John Schuetze presented the 2020-2021 budget proposal to all BOD members and property owners that attended. The new proposed budget was \$164,000 with the majority of the increase due to increased legal fees and vehicle allotments.

Motion: Billy Wilson made a motion to accept the new budget proposal, seconded by Bill Dillard, passed unanimously.

Discussion and possible action of making HOA Dues Request and Resale Certificate fees payable before release: After discussion, the BOD decided to add the HOA dues request fees to be paid upfront with the Resale Certificate.

Motion: John Schuetze made a motion to make the HOA dues request payable before issuing it, seconded by Billy Wilson, passed unanimously.

Discussion of shipping containers as storage units: After some discussion, the BOD has asked the ACC to come up with some options and a recommendation before a decision is made.

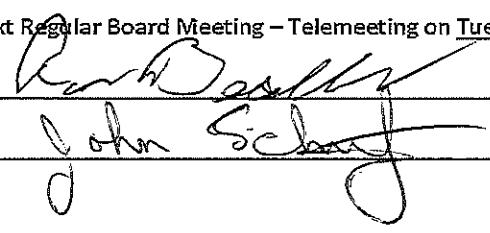
Discussion of fuel tank relocation: The relocation of the off-road diesel tank was talked about. As the HOA doesn't own the tank, it was decided it wasn't up to the BOD to give an ok. The tank has been moved to its new location.

Discussion of pool dates and hours: Joe Ortega stated the pool would not open on May 1st as originally planned. At this time, there is no set date for the pool opening.

Membership comments: The Board President for the BRRWSC asked for an item to be placed on the May agenda.

Meeting adjourned at approximately 7:50 p.m.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – Telemeeting on Tuesday, May 12, 2020 at 7 p.m.

DRROA President – Ron Beadles 

DRROA Treasurer – John Schuetze 