

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.

REGULAR BOARD OF DIRECTORS' MEETING

May 12, 2020, 7 p.m.

161 BROKEN SPUR CIRCLE

In person and Zoom Telemeeting

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

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

**MEETING START:** The meeting was called to order by President Ron Beadles at 7:04 p.m. After introductions the BOD adjourned to Executive session at 7:06 p.m. The meeting was reconvened at 7:18 p.m. after talking about personnel issues.

**ACTIONS BETWEEN MEETINGS:** The Board President did say that the BOD sent a letter of violation to another property owner about a downed fence. The Board did give a time frame to remove, repair or replace it.

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

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

**TREASURER'S REPORT:** John Schuetze went over the finances and said that with the 2020-2021 dues coming in, the HOA account would get back to a fair amount.

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

**INSURANCE & COLLECTIONS:** Ron Beadles reported that as of 5-12-2020, there were 11 liened accounts, owing the HOA \$14,373.50. There is also a frozen account that owes the HOA \$735.45. He also reported that as 5-11-2020, we had received approximately \$43000 for the 2020-2021 dues.

**OFFICE MANAGER'S REPORT:** Chris Darus reported he updated the website, received the Perennial Vacation Club check for \$746.25 for their portion of shared labor and equipment costs for the first quarter, had sent the annual donations to the closest three local volunteer fire departments that would be called if there was a fire in the subdivision, started mailing the pool cards and decals to property owners and had started two monthly pay plans to property owners. He also said he had deposited another \$7000 on the day of the meeting

**MAINTENANCE REPORT:** Joe Ortega's report mentioned him and Richard had the mail center expansion with extra lights on River Ranch completed, mowed grass and trimmed the sage at the main entrance, had the pool almost ready to go, cut down what was left of a tree in Overview Park, was waiting on plexiglass panels to repair the mail centers, checked on a suspicious bag dumped in the river park and had contacted a contractor/owner about loud music complaints on numerous occasions.

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

**OLD BUSINESS:**

**Discussion of shipping containers as storage units:** This item was tabled once again, pending ACC recommendations before a decision is made.

**Discussion and possible action on pool and amenities opening:** It was decided that the pool would open with restrictions on 5-19. There was no decision on the park, playground or tennis courts but it was decided the Pavilion would remain closed.

**Motion:** John Cressey-Neely made a motion to open the pool, with restrictions per the Governor, on 5-19, seconded by Billy Wilson, passed unanimously.

**NEW BUSINESS:**

**Clarification of 2020-2021 budget amount:** John Schuetze had originally stated the 2020-2021 budget to be \$164,000 but an accounting error was found. The actual budget amount is \$154,000 and John made the correction.

**Discussion and possible action of making Zoom an annual budget item:** After discussion, the BOD decided to keep the Zoom meeting application on a month to month basis at a cost of \$15.81 per month. It will be decided later if we will continue this or not.

**Discussion of property tax increases on DRROA properties:** The president said that the HOA had received the tax statements from the BanCad and that everyone of them had gone up, some by 35 percent and some up by 125 percent. The Board treasurer will file a protest on each and every one of the properties.

**Discussion of the Three-year plan for improvements:** John Cressey-Neely went over the boards plan and what had and had not been accomplished yet. While most are on or close to schedule, there are some larger projects for the 2021-2022 FY that will be looked at and one

project for the 2020-2021 year was marked as redundant and not needed.

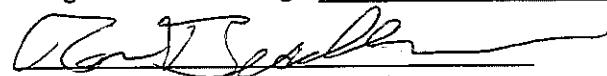
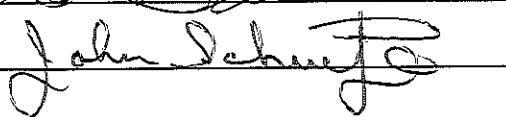
**Discussion and possible action of changing swimming pool first fill requirements from the ACC to the BRRWSC:** After very little discussion, the ACC and the BRRWSC had gotten together and decided to let the BRRWSC be solely responsible for the first fill requirements.

**Motion:** John Cressey-Neely made a motion to move the responsibility for pool first fill requirements from the ACC to the BRRWSC, seconded by John Schuetze, passed unanimously.

Meeting adjourned at 7:53 p.m. and went into Executive session where enforcement actions were talked about.

**REMINDER OF NEXT MEETING:** Next Regular Board Meeting – Tuesday, June 9, 2020 at 7 p.m.

DRROA President – Ron Beadles

DRROA Treasurer – John Schuetze