

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.

REGULAR BOARD OF DIRECTORS' MEETING

April 13, 2021, 7 p.m.

161 BROKEN SPUR CIRCLE

Zoom Telemeeting (Z)

DIRECTORS PRESENT: John Cressey-Neely, Bill Dillard, John Schuetze, Billy Wilson and Cheryl Young

OTHERS IN ATTENDANCE: Jimmy Brooks, Rhedd Carle, Susie Crews, Karen Fulghum, Greg Henrie, Joan Hutchinson, JoAnn Kickler, JoAnn Peterson, Bonnie Tidball, Beth Zies-Kennedy all via Zoom with Paul Barton and Joe Ortega in person.

MEETING START: The meeting was called to order by 1st VP John Cressey Neely at 6:15 p.m. and the BOD went into Executive session at 6:16 p.m. The meeting was reconvened at 7:16 p.m. and the BOD and guests introduced themselves.

MEMBER COMMENTS: A resident remarked about violations on their property caused by the crew next door.

ACTIONS BETWEEN MEETINGS: It reported some of the BOD were present in a webinar pertaining to HOA pool rules and practices and the BOD had considered wording on a ballot proposal and other legal questions. The BOD also addressed a parking and RV compliance and attended a Zoom meeting about legal language for a ballot amendment.

MINUTES: John Cressey-Nelly asked the board members if they had read the Minutes of the March 9, 2021, meeting.

Motion: Billy Wilson made a motion to accept the minutes as written, Bill Dillard seconded the motion and it passed unanimously.

TREASURER'S REPORT: John Schuetze went over the financial reports as the FY is getting ready to end.

Motion: Cheryl Young made a motion to accept the Treasurer's report as presented, seconded by Billy Wilson, passed unanimously.

INSURANCE & COLLECTIONS: John Cressey-Neely reported that as of April 10, 2021, there were 19 accounts that owe the HOA \$13,785.10, down from \$16,867.86 last month. Of that total, 11 liened accounts were responsible for \$13747.65, down from \$16,188.01. Two liened accounts had paid in full (\$2881.51) and the liens had been released and a lien was going to be placed on a payment plan account that hasn't paid in four months.

OFFICE MANAGER'S REPORT: Chris Darus reported he updated the website, had reconciled both bank statements, had sent Perennial the first quarter shared expenses (\$1359.29), was working on the annual assessments (400+), had paid the monthly and quarterly bills and taxes, had ran monthly statements for outstanding accounts and they were mailed on April 9 and had recorded documents at the Bandera County courthouse.

MAINTENANCE REPORT: Joe Ortega's report showed that there were campers in the River Park for the Easter weekend and we charged them for hauling their trash off, were waiting on a new pool pump to get the pool ready for opening, had bought metal nets for the basketball courts, had started mowing on a regular basis, had been busy following up on construction in the neighborhood and would need a waiver sent to the BRRWSC for the pool.

ACC REPORT: The ACC Chairman said the ACC had been backing Joe on issues with contractors, people clearing brush off of lots, and builders starting construction before being permitted.

OLD BUSINESS: **Discussion and adoption of the 2021-2022 budget.** A balanced budget for the 2021-2022 FY was proposed by Treasurer, John Schuetze.

Motion: Billy Wilson made a motion to adopt the budget as presented, Bill Dillard seconded, passed unanimously.

Discussion of a date for a community wide yard sale and cookoff. A proposed date for a community wide yard sale and Chili or your choice cookoff was talked about. Yard sales would take place at resident's homes and then the cookoff would be at Overview Park, but only if 20 people respond to the office. A good chance to meet your neighbors.

Motion: Billy Wilson made a motion to have a community wide yard sale and cookoff on June 26, 2021. Yard sales from 8 a.m. until 1 p.m. and cookoff starting at 3 p.m., John Schuetze seconded, passed unanimously.

NEW BUSINESS: **Possible appointment of new BOD.** After review and deliberation, a new Board member was appointed to fulfill the vacant seats term.

Motion: John Schuetze made a motion to have Greg Henrie fill the vacant seat, seconded by Bill Dillard, passed unanimously.

Discussion of revisions to the ACC permit and procedures. ACC Chairman, Paul Barton, made suggestions for increased fees and a security deposit for building permits.

Motion: Billy Wilson made a motion to increase the building permit fees for new construction (\$850) and small project/improvement permits (\$35) and to have a security deposit (\$2000) become SOP, Cheryl Young seconded, passed unanimously.

Discussion on collecting HOA back due via legal avenues: Discussion was about property owners that haven't paid annual dues and have an excess balance. It was decided to get the lawyers recommendation for proceeding to start procedures to collect what is owed the HOA by the top three or four accounts.

Discussion of Burn Permit revision. Discussion about burning in violation of the current Burn Permit. The fine for this uncurable violation is open and to be determined by the BOD. A property owner raised a question as to why they could not burn on a new construction lot. It was stated the Rules and the Building Permit both state there is no burning allowed on a new construction lot per a Burn Committee recommendation submitted and accepted by the BOD.

Discussion of accepting credit cards for HOA business: This was tabled until next month when cost and fees information are collected.

Discussion and possible action on splitting Zoom costs with the BRRWSC.

Motion: Billy Wilson made a motion to allow splitting of Zoom costs with the BRRWSC, seconded by Bill Dillard, passed unanimously.

Discussion of pool opening and procedures: Discussion was on procedures to be followed, dates and hours of pool operation. Must follow CDC guidelines, swim at your own risk, must bring your own pool furniture.

Motion: John Schuetze made a motion on recommendations presented by Pool Committee members, seconded by Bill Dillard, passed unanimously.

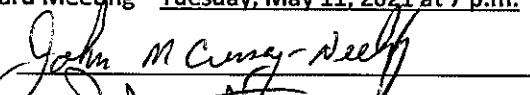
Discussion of opening the office and procedures: It was determined the office will reopen for business on May 1, 2021.

Motion: John Schuetze made a motion to open the DRROA office for regular business and follow CDC guidelines, seconded by Billy Wilson, passed unanimously.

Open meeting was adjourned at 8:54 p.m.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, May 11, 2021 at 7 p.m.

DRROA 1st Vice-President – John Cressey Neely



DRROA Treasurer – John Schuetze

