

DOUBLE K RANCH OWNERS' ASSOCIATION, INC.

REGULAR BOARD OF DIRECTORS' MEETING

July 13, 2021, 7 p.m.

161 BROKEN SPUR CIRCLE

Open and Zoom meeting

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

OTHERS IN ATTENDANCE: Susie Crews, Bernean Deeter, Jay Earl, John Earl, Jackie Elliot, Jessica Goode, Joan Hutchinson, Harold Martin, Lori Nelson, Mark Nelson, JoAnn Peterson, Thomas Pittman, Jane Pratt, Richard Pratt, Bonnie Tidball and Joe Ortega.

MEETING START: The meeting was called to order by 1st VP John Cressey Neely at 7:00 p.m. and the BOD and guests introduced themselves.

MEMBER COMMENTS: Residents remarked about mosquito spraying, pool questions, DR Horton and election questions for the BOD.

ACTIONS BETWEEN MEETINGS: None to report.

MINUTES: John Cressey-Neely asked the board members if they had read the Minutes of the June 8, 2021, meeting.

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

TREASURER'S REPORT: There were a few questions asked about the report. John Schuetze did say that with most of the annual dues paid, the numbers will start a downward trend as usual.

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 July 12, there were 43 accounts that owe the HOA \$24209.21, down from last month's 111 accounts owing \$44596.43. Eleven of those 43 are liened accounts that owe \$16912.98.

OFFICE MANAGER'S REPORT: Office staff reported they updated the website, had reconciled both bank statements, paid monthly and quarterly bills, continued to mail pool cards, decals and paperwork out to those paying late, sent Perennial a quarterly bill for shared expenses, had ran monthly statements for outstanding accounts and they were mailed on May 10 and had found two more properties that had changed ownership with no notice given to the HOA via the old or new owners or title companies, had received a dividend check from the HOA's Workmans Comp insurance company, that two possible foreclosures were fixing to probably happen, and the HOA's current unemployment tax rate was the lowest allowed at .31%.

MAINTENANCE REPORT: Staff reported that another pool attendant had been hired with a possible fourth fixing to be, the basketball backboards were pulled down again and it would be approximately \$200 to replace one of them, the yard sale was good and would like to maybe do two a year, repaired flag poles and hardware, trimming, cutting and weed killing were keeping the crew busy, had trimmed the front entrance and replaced bulbs, had looked into septic tank complaints, reported on an incident at the pool, the new zero-turn mower was in for warranty work, had met with the county road bunch about pothole repair, had gotten estimates on repairing the AC units at the office and had looked into problems with the River Park gate.

ACC REPORT: Paul Barton reported that it was fairly slow.

OLD BUSINESS: **Discussion of credit card usage:** Greg Henrie presented the company that he feels will be the best to use. The BOD did ask for more particulars before a decision is decided on. Tabled until next month's meeting.

NEW BUSINESS: **Mulch pile relocation:** It was decided there isn't anywhere else to move it where the homeowners could access it. It will remain in its current location for now.

Mail Center fees and post office correspondence: John Schuetze said the Bandera Postmaster made a suggestion to add a line to everyone's address in the subdivision to help with mis-boxed mail.

Discussion of pool hours, etc: See maintenance report.

Discussion of donations and memberships: It was decided to make a \$50 donation to Bandera Fire & Rescue and Pipe Creek VFD because they will be the two primary stations to respond to a fire in the DRROA. It was also decided to maintain the Texas Farm Bureau membership to continue insurance coverage with them. It was decided to let the Bandera Chamber of Commerce membership lapse.

Nominating Committee timeline: The timeline for the upcoming elections was discussed.

Motion: Billy Wilson made a motion to adjourn into executive session, seconded by Dillard, passed unanimously.
Open meeting was adjourned at 8:21 p.m.

EXECUTIVE SESSION: Items talked about, actions involving personnel.

Executive Session was adjourned at 9:40 p.m.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, August 10, 2021 at 7 p.m.

DRROA 1st Vice-President – John Cressey Neely

John M Cressey - Neely

DRROA Treasurer – John Schuetze

John Schuetze