

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
161 BROKEN SPUR CIRCLE
REGULAR BOARD OF DIRECTOR'S MEETING
JANUARY 11, 2022 7 P.M.
Open Meeting (Zoom not fully available)

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

MEMBERS IN ATTENDANCE: Joe Ortega, Joan Hutchinson, Susie Crews, Kelly Sperry, JoAnn Peterson and Ernie DeWinne

MEETING START:

The meeting was delayed due to Zoom related issues. President, John Cressey-Neely called the meeting to order at 7:15 p.m. and opened the floor for Member comment. A Member discussed the recent purchase of a home on King Ranch where run-off water had collected after the purchase. Stating, they have repeatedly contacted the developer's personnel seeking remedy and/or file a Home Warranty claim and had gotten nowhere. It was discussed that the developer had graded several lots seemingly without considering natural runoff. The BOD suggested she get the County Engineer involved to lay out a plan to present to the developer. The Member stated that the Road Commissioner was supposed to be working on a proposal but has not returned phone calls. The Member was advised that the issue is not in the HOA Attorney's normal scope of procedure. However, John Cressey-Neely and Joe Ortega offered to visit the Commissioner and review the correspondence that the Member had provided and would seek advisement from the DRROA Attorney. A Member discussed her recent request regarding the Nominating Committee review of the Election Ballot wording for the purpose of suggesting amendment of verbiage and direction due to complaints and invalidations. The Member was read the suggestions by the Committee and offered an alternative ballot and instructions that were being considered.

ACTION BETWEEN MEETING: The President stated Bandera River Ranch Water Board had purchased a dump trailer and is offering the DRROA usage for a 50/50 share in maintenance. Possible uses would include hauling brush, dirt and asphalt. The President asked if there was a Motion to approve maintenance share.

MOTION: Billy Wilson made motion to share 50/50 of maintenance, John Schuetze seconded. Motion passed unanimously.

MINUTE APPROVAL: The President asked the BOD if they had reviewed the Nov 12, 2021 minutes.

MOTION: Cheryl Young offered Motion to accept minutes as written and Motion was seconded by Billy Wilson. Motion carried.

OFFICER ELECTION: After a brief discussion among the BOD on positions a Motion was submitted to keep current positions.

MOTION: Motion was made by John Schuetze and seconded by Bill Dillard to keep current BOD positions as follows:

President - John Cressey-Neely
1st Vice President - Bill Dillard
2nd Vice President - Cheryl Young
3rd Vice President - Billy Wilson
4th Vice President - Ron Beadles

Treasurer - John Schuetze
Secretary - Greg Henrie

COMMITTEE CHAIRMAN AS FOLLOWS:

ACC Chairman: Paul Barton will continue until ACC Committee Members change.

Nominating Committee Chairman: John Cressey-Neely with JoAnn Kickler, Debbie McAlister, and Bernean Deeter serving as volunteers

Recreation & Pool: Joe Ortega

Audit & Finance: John Schuetze

Security: Joe Ortega

Welcome & Hospitality: Cheryl Young

Maintenance & Beautification: Joe Ortega

Collections & Insurance: John Cressey-Neely

Roads: John Cressey-Neely/ Ernie DeWinne/ Joe Ortega

Document Review Committee: Greg Henrie

TREASURER FINANCIAL REPORT: John Schuetze prompted discussion of the need to buy a pickup to replace the 2004 Mazda. He explained that several trucks had been available but were lost due to timing with the BOD for permission. Schuetze suggested the BOD pre-authorize an amount for the Ranch Manager to purchase. BOD Member Billy Wilson offered to assist in running systems check on vehicle prior to purchase. BOD Member Bill Dillard said he and his son will be on the look-out as well. With prior approval, The Ranch Manager, Joe Ortega and Treasurer would then be able to obtain cashier check for an amount in the range of \$10,500.00 to \$11,500.00 in a timely manner. The President then inquired of the BOD if there was another \$400.00-\$500.00 available to purchase an above ground diesel storage tank explaining the DRROA had been using Ranch Manager's personal tank to buy and store fuel when price was right. A security fence could be installed for the tank as well as security camera. Joe Ortega reported he found a tank for \$400.00 and if approved would purchase and request reimbursement. There were no objections by the BOD to pre-authorize check or on purchase of fuel tank. The Treasurer then reported on the DRROA Money Market Account (MMA) interest rate had dropped by 1/2 on \$197,000.00 and the current rate equated to .10% effective January 1st. Discussion was held regarding penalties on withdrawal and transferring MMA to another bank. The BOD determined to wait on the pending merge and then decide.

MOTION: A motion was made by Cheryl Young to accept the Treasurers Report and seconded by Billy Wilson. Motion passed unanimously.

INSURANCE & COLLECTIONS: John Cressey-Neely reported 19 accounts now owed \$19,628.85 with late fees, administration and current attorney fees applied which left an overall decrease of \$2088.20 in last month's report thus leaving 2 accounts in lien in litigation. John Schuetze added to the report that total DRROA expense to collect to collect \$9,160.00 was now at \$1,087.00 added that there is now 1 account in Lien release due to Sheriff's Auction sold for \$ 24,000.00 and the Attorney had closed this account.

MOTION: Billy Wilson made Motion to have the Attorney collect the account which sold at Auction. Bill Dillard seconded, with one opposed. Motion Carried.

MOTION: Cheryl Young made Motion to table sending additional accounts to the Attorney for collection. Bill Dillard seconded. The Motion carried.

A discussion was held regarding the Sheriff's Auction ownership and the delay of information as to the Buyer. A Member at large confirmed the Appraisal District was behind several months. An account owing the DRROA \$13.90 in interest and administration fees was presented for review. Due to unusual circumstance in purchase of property and timing in previous owner providing information to new owner the President asked if there was a motion.

MOTION: A motion was made by Cheryl Young to waive the charge and was seconded by Bill Dillard. The motion carried 5 to 1 to clear the charges.

OFFICE MANAGER REPORT: Deborah Nickels, reported Dues Request, Resale Certificates and Transfers had slowed down over holidays, but were now picking up. She requested permission from the BOD to destroy the old computer hard drive. Per, President John Cressey-Neeley instruction, the external drives had been re-organized in preparation for consolidation of information to be saved onto One-Drive and reported McAfee Anti-virus Program had been purchased for \$84.99 per year. The BOD was reminded Annual Ballots would need to be shredded after January 15th, which was the emergency extension deadline date implemented to accommodate Nominating Committee's review. Surge protectors still need upgrading. Ernie DeWinne volunteered to do an offsite backup of DRROA QuickBooks once a week. A Member then asked to make a statement regarding Burn Permits which they felt was worded in a way that was confusing and requested it be simplified. Joe Ortega responded that the form had been created using information from the previous Fire Marshall.

MOTION: Cheryl Wilson made Motion to approve DeWinne's backup and offsite storage. Billy Wilson seconded. The motion carried.

Maintenance: Joe Ortega, Ranch Manager, reported outdoor Christmas lights at Entrance and Postal Units had been stored along with Office Christmas decorations. Several Violations had been resolved. There were a few complaints over dogs running free in the neighborhood and one possible dog attack. The neighbors visited and the complaint was resolved without DRROA intervention. Joe reported constructions had been checked for violations and made note of two possible lots having RV violations. He also advised the River Park had been mown and the gates battery recharged. He had checked on the tractor that was still waiting on repairs. The BOD asked Joe to get with the Office Manager to send Courtesy Awareness Letters to the attention of lot owners in reference to RV's. There was one Violation still pending due to the owner having an injury and the DRROA had agreed to help separate the brush into smaller piles for burning. A brief discussion was then held regarding General Rule #8 which addressed vehicle allowance and restrictions. The President asked the item to be placed on the February 8, 2022 Agenda.

ACC Report: No report was presented

Administrative Report: No report was presented

Nominating Committee: John Cressey-Neely presented Ballot form suggestions made by the Committee and a revised Ballot form which was recently created by DRROA's Office Trainer, Karen Antill. The form and instructions were reviewed for consideration to simplify.

UNFINISHED OLD BUSINESS:

Update on Credit Card Use and Program Set-up: A brief discussion was held regarding the need of BOD members personal information and possibly, a guarantee on the application. The topic was tabled for discussion and Motion due to absence of Administrative Committee Chairman, Greg Henrie and will be placed on February 8, 2022 Agenda.

Update on Violations: Covered in Maintenance Report by Joe Ortega.

Update on Road Conditions: Joe Ortega reported he will pick up a load of asphalt to patch Postal Center area. A discussion was led by DeWinne regarding the road history between DRROA and County Commissioner whereas Owners were billed \$25 fee per lot to partially finance road improvement with the County, to which they agreed. Shortly into the project the DRROA was told the County did not have the funds to finalize. The President asked DeWinne to put together a historical packet to present to Judge. Documentation should illustrate how roads evolved to current deterioration of previous improvements, due to lack of action by the County, to help determine responsibility.

Update on Postal Centers: John Schuetze reported there has been no response to communication with Postmaster or the contractor in regards to use of units by non-residents. Also, the instruction letter to advise residents on labeling inside of boxes, which Postmaster agreed to generate and deliver, has not been provided.

Update on CC&R'S: A discussion was held on hiring an attorney to re-write the current CC&R Ballot which could be presented as example to DRROA Members on what and why change is needed then hold a Special Meeting for Q&A with the BOD. Comments were made on confusion in legalese ballot wording and lack of participation by Owner's. Also, the need to inform Owner's the BOD must uphold the current CC&R's and cannot make change without Owner vote and approval. Citing there are 3 regulating CC&R's all of which are slightly different. Combing the Units to be governed by one CC&R would greatly facilitate going forward. The need for change from 66 2/3% voter approval to 51% approval is paramount due to lack of Owner participation and understanding. Schuetze reported attorneys have suggested a complete rewrite of CC&R's would cost upwards of \$3300.00 Various BOD members questioned if we could afford the expense considering current Voter response. The President asked this item to be placed on February 8, 2022 Agenda.

Discussion of Owner Late Fees: John Schuetze stated he had earmarked 3 additional accounts to send to Attorney for collection. A review of success in collection was discussed and tabled due to timing in lieu of Christmas and tax expense for Owner's. The item will be placed on February 8, 2022 Agenda.

Employee IRA/SEP:

DeWinne reported all new IRS/SEP accounts had now been setup by employees and all priors had been corrected

NEW BUSINESS:

Review of Dues: Using the Consumer Price index to factor, DeWinne informed the BOD a \$12.34 rate of increase to Annual Dues was allowed. He suggests a round-down to \$12.00 which would increase DRROA Membership Dues to \$193.50 per Lot which, if approved, would take effect on May 1, 2022. Discussion was held on potential DRROA budget shortfall. John Schuetze, Treasurer asked for time to analyze the current budget and status. The President asked this item to be place on February 8, 2022 Agenda.

REMINDER OF NEXT BOARD MEETING: as February 8, 2022 at 7:00 p.m.

MOTION TO ADJOURN: With no further comments, Billy Wilson made a Motion to Adjourn Cheryl Wilson seconded the Motion.

EXECUTIVE SESSION: Began at 9:20 p.m. where a brief discussion was held regarding consideration of Attorney reviews and consider office documents organization and consolidation on both Seagate and D:Book to One Drive.

DRROA President - John Cressey-Neely:

John M Cressey-Neely

DRROA Treasurer - John Schuetze:

John S. Schuetze