

DOUBLE RANCH OWNERS' ASSOCIATION, INC.  
REGULAR BOARD OF DIRECTORS MEETING  
161 Broken Spur Circle  
Open meeting  
05/10/2022

Date: 05/10/2022

Time: 7:00pm

President John Cressey-Neely called the meeting to order at 7:00pm.

Board members present introduced themselves, as did the HOA members and guest present

**BOARD MEMBERS PRESENT**

Bill Dillard (via speaker phone), John Creesy-Neely, Billy Wilson, Ron Beadles, John Schutze, Cheryl Young and Greg Henri

**HOA MEMBERS PRESENT**

Suzie Crews, Zane Everett, Jeff Elliot, Joan Hutchinson, John Earl, Jo Ann Peterson, Hai Joan Ammann, David Amman, Dennis Tannehill

**PRESENT**

Joe Ortega-Ranch Manager, JoJo Gaiser- HOA Office Manager

**GUEST SPEAKER**

Zane Everett-Representative for Planned Properties, Inc. (PPI) advised all present of their service's offered for homeowners to use if necessary for a "Release of Easement" – In the DRROA CC&R it says any Release of Easement must do so on a particular form and format. PPI has developed a procedural packet that will be available for pick up at BRRHOA Office. There service is offered for a fee of \$500.00 per applicant and cuts the need for Homeowner to try and navigate the legal process involved.

**MEMBER COMMENTS**

Susie Crews mentioned she had not received the HOA meeting agenda via e-mail-and asked if the HOA is still sending agendas via e-mail anymore? J Cressey-Neely asked J. Gaiser to follow up with members request and agreed that whoever wants to be added to the e-mail list follow up can contact the office.

**MOTION WAS MADE**

J. Cressey-Neely made the motion and R. Beadle seconded that HOA members (*by request*) will be e-mailed the DRROA meeting agendas, as well as continue to post them on the BRR website. Unanimous vote carried and the motion passed.

D. Amman and the members of the board agreed Bandera County did not have a burn ban alert on said date of violation. J. Ortega told the board the member did not have a valid BRR Burn Permit on file at that time. The board discussed the choice to waive one infraction thus splitting the fine amount of \$500.00 to \$250.00.

**MOTION WAS MADE**

J. Schuetz made the motion and B. Wilson seconded that HOA member's fine amount set at \$250.00 for not having a valid "DRROA Burn permit". The vote was unanimous, and the motion passed.

Further discussion on the matter determined the HOA member contributed \$250.00 to the County Volunteer Fire Department on that day, BRR HOA will forgo the fine and consider his \$250.00 donation as "Fine paid".

**MOTION WAS MADE**

B. Wilson made the motion and R. Beadles seconded that the \$250.00 donation member made to the County Fire Department on that day be accepted as payment for the fine accessed. The board voted 4-1 with one abstaining and the motion passed.

**DRROA Board meeting**

HOA member J. Peterson mentioned she had turned in an ACC application over a month ago and requested a follow-up, she is still waiting. J. Gaiser was instructed to check for her application and send to ACC.

**ACTION BETWEEN MINUTES**

J. Creesey-Neely said not anything to report

**MINUTES APPROVAL**

**MOTION WAS MADE**

J. Shuetze made the motion and R. Beadles seconded to accept the April 12, 2022, BRRHOA Board of directors Meeting minutes with no changes. The vote was 4-1 with 1-meber abstaining and the motion carried.

**TREASURES REPORT**

J. Schuetze related that the P&L sheets, balance sheets and bank reconciliation will be prepared and presented to the Board at the June meeting. He also briefly spoke about the need for the Treasurer to assist and/or train on preparation of Financials for meeting. He shared copies of the Bandera Central Appraisal District appraised value notice on (2) of the parcels owned by DRROA. J. Schuetze will plan to contest the increase of "greenbelt" areas prior to the set deadline.

**INSURANCE & COLLECTIONS**

J. Creesey-Neeley stated he had nothing to report on about on insurance. He made mention of an upcoming deadline involving a parked RV, issue discussed at last month's meeting.

**MANAGER REPORT**

Jo Jo thanked all board members and co-workers for their help with her duties while she spent a week out of the office with a new grandbaby.

**MAINTENANCE REPORT**

J. Ortega reported he spoke with the County and TX DOT about the pothole at BRR entrance and was assured they would repair it. Even after the phone call and our request for repair, no one from the County or TX DOT have tried to fix the pothole. The signs for the gate are ordered. The pump in the pool house needing replacement was \$1,100.00, and it is running well. The Pool Park attendants will be available to start work as scheduled; Joe will be meeting with them. The Pool furniture and adjoining areas will be rinsed and cleaned. He reported mowing season is here and he will be out on the property keeping it cut.

**ACC COMMITTEE**

Discussed a Chicken coop application that was denied.

**ADMINISTRATIVE**

Nothing to report

**NOMINATING COMMITTEE**

Nothing to report

**General Rule #8**

Tabled to next month meeting

**UNFINISHED OLD BUSINESS**

**Capital Improvement-3yr Plan**

There was discussion of the rising costs of materials needed for the parking lot resurface thus it was decided to begin the Asphalt paving at DRRPA Office parking lot and the two (2) mail center lots.

**MOTION WAS MADE:**

Ron Beadle made the motion and Greg Henri seconded to go ahead with "Morgan's Pavement" for the Asphalt overlay at the DRROA office parking lot and the two (2) mail centers. The vote was unanimous, and the motion carried.

**Update on Violations and Fines**

J. Creesey-Neely had no current information to report on.

**Update on road conditions**

No report given, still waiting on TX Dot and the County to repair

**Update on Postal Centers**

J. Schuetze said the Postmaster has supplied the list of all the mailbox addresses for the mail centers. To aid with the accuracy of mail delivery and after the Annual dues and membership renewals slow down, the HOA manager will need to take the list to the Appraisal district office and cross reference names with addresses. Then information will be affixed inside of each mail box.

**Spare Computer and set-up**

It was discussed to move computer upstairs and set it up.

**Community Garage Sale**

Signage at both entrances and mail centers. Not a lot of homeowners took part in the sign-up sheet.

**Discuss Retention Policy**

Discussion tabled to next meeting

**CC&R Ballot & Review of Wording**

Tabled item to next meeting

**Gas Card Proposal**

This action item will not be presented as the process for fleet gas credit card is not a beneficial choice for BRRHOA Office. A debit/credit card will be applied for and used for J. Gaiser and Joe A. Ortega, this has been approved and discussed in prior meeting.

**New employee Bank access/Panini (remote deposit check scanner), Token/Debit card**

J. Schuetze has started the process with the Bank, and this was approved at an earlier meeting. J. Gaiser will need access to bank for processing of HOA dues.

**NEW BUSINESS**

**Discussion/Office Parking lot (replace yield sign to stop sign)**

J. Ortegs has replaced Yield sign to Stop sign exiting DRROA office

**Discussion /Article XI By-laws/Officers: Section 5; The Secretary**

No discussion at this meeting

**Discussion/Article VI By-laws/Officers: Section 6; Treasurer**

No discussion at this meeting

**Reminder of next meeting**

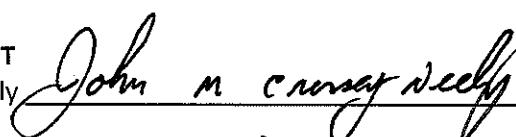
It was agreed the HOA board will hold the monthly HOA meeting on June 14, 2022, at 7:00pm

**MOTION WAS MADE:**

G. Henri made the motion to adjourn, and R. Beadle seconded.

**DRROA PRESIDENT**

John Creesey-Neely



**DRROA TREASURER**

John Schuetze

