

DOUBLE RANCH OWNERS' ASSOCIATION, INC.

REGULAR BOARD OF DIRECTORS MEETING

161 Broken Spur Circle

Open meeting

09/13/2022

Date: September 13, 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

John Cressey-Neeley, Ron Beadles, John Schuetze, Billy Wilson and Cheryl Young

HOA MEMBERS PRESENT

Charles Altvater, Tammy Altvater, Suzie Crews, Toby and Robin Flores, Joan Hutchinson, Barbara Hall, Jo Ann Peterson and Tony Pich

PRESENT

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

MEMBER COMMENTS

B. Hall inquired if "The Commissioners Court of Bandera County Order Modifying Rabies and Animal Control Order" recently adopted will affect the BRR HOA. J. Cressey-Neely responded he is aware of the ordinance however the County website has not yet posted the signed ordinance. At that time J. Schuetze presented a signed copy he obtained from the court. J. Cressey-Neely read and clarified how the BRR HOA interprets this ordinance. He emphasized the HOA will not become a 3rd party for the enforcement of said ordinance. He encouraged members to review the ordinance and follow what the County has determined the steps of action needed for addressing a barking dog (*a nuisance*). With the details explained in the ordinance after you have notified the origin of the nuisance, you must call Bandera County Animal Control or Bandera County Sheriff's office who may follow up and consider you have a valid offence to report.

T. Pich asked if there is a DRROA restriction in place for "Silt fencing" a type of material used on construction sites to hold runoff debris and such. J. Gaiser to follow up with the ACC regarding "Silt fencing" and report to J. Ortega.

ACTION BETWEEN MINUTES

B. Tidball, President of the BRRWSC attending the HOA meeting reported that presently the BRRWSC can sustain the water needed with what is in place for Stage IV water restrictions. We need to protect our water resources for the future and she confirmed the BRRWSC is in favor and will support a "Temporary Moratorium on Residential Building of New Homes". J. Cressey-Neely told the board and members he had conferred with B. Tidball a few weeks ago that due to stage IV water restrictions it would be in the best interest of the subdivision to temporarily restrict any new housing builds. In addition, the BRRWSC monthly board meeting in October will be discussing other restrictions on water use and bring to the BRR HOA attention. When the BRRWSC water use restrictions drop to Stage III, the Temporary Moratorium will be lifted. More discussion and vote to be referred to "New Business" (*below*) as presented.

TREASURES REPORT

J. Schuetze reported the financials are still not completely up to date. He said that the BRR HOA is financially stable and July Balance Sheet as well as current P&L and Balance sheet will be prepared for next month's meeting. He also informed the board of the Annual Audit of which he Chairs will take place, Wednesday, September 14, 2022. He briefly explained the process and documentation which will be audited.

He also mentioned he is currently waiting on a hearing date to contest the DRROA tax evaluations on (3) properties owned by the BRR HOA.

MOTION WAS MADE

B. Wilson made the motion and C. Young seconded to approve the Treasurers report as presented. The vote was unanimous, and the motion carried.

MINUTES APPROVAL

MINUTES APPROVAL MOTION

C. Young made the motion and B. Wilson seconded to approve the meeting minutes from September 13, 2022. The unanimous vote was carried, and the motion passed

INSURANCE & COLLECTIONS

J. Cressey-Neely referred to J. Gaiser who made a tremendous effort in shaving down the past dues, by making phone calls rather than a demand letter. The board was pleased to see the HOA past dues amount is falling and payments are being made to clear up delinquent accounts. J. Gaiser asked that she be allowed another month to try and collect on these past dues by contacting the members directly

MANAGER REPORT

J. Gaiser reported she is learning how to prepare the financials for reporting and completed the August Bank reconciliation. She thanked the board for their patience in the matter.

MAINTENANCE REPORT

J. Ortega said they replaced brake pads on truck and they were able to save some money and do the install themselves. They will begin mowing the HOA property and the pool is only open on weekends until the end of September. He said the pool chemicals have become expensive and will be ready for the pool season to end. He cleaned the Maintenance shop and tidied up his upstairs office. He is in contact with the County about our streets and potholes, they say they simply do not have the workforce to come and fix the roads. Parcel boxes have not been ordered, waiting on the cylinders to repair existing broken parcel boxes.

ACC COMMITTEE

J. Ortega reported that "The Bandera County Road & Bridge" oversees Road development in BRR has Kings Ranch Road and River Ranch Drive in the plans to completely repave at some point.

ADMINISTRATIVE

Tabled to next month meeting

NOMINATING COMMITTEE

C. Young, Nominating Committee Chairperson reported that the committee reviewed the resumes and bios of those who sent their wish to serve on the BRR HOA Board of Directors. She expressed her appreciation to Joan Hutchinson, JoAnn Kickler and Mary Lou Shults for volunteering to serve on committee. C. Young presented unopposed candidates: Bill Dillard and Greg Henrie. The third expiring term member, John Cressey-Neely stated he will not run again and has served on the board for many years, he will now have more time to focus on other interests.

Bonnie Tidball was nominated for the vacant position to serve for a three-year term on the BRR HOA Board.

MOTION WAS MADE

B. Wilson made the motion and J. Schuetze seconded to elect unopposed candidates Bill Dillard and Greg Henrie as presented. B. Tidball was nominated to fill the vacancy on BRR HOA.

The vote was unanimous, and the motion carried.

General Rule #8

Tabled to next month meeting

UNFINISHED OLD BUSINESS

Capital Improvement-3yr Plan

No discussion

Update on Violations and Fines

J. Cressey-Neeley had no current information to report on.

Brightline process for payment

J. Gaiser gave an update on electronic check to Brightline is now working as "EFT" electronic funds transfer.

NEW BUSINESS

Postal Centers update

J. Schuetze reported he was doing some research on Amazon deliveries to your door which is currently running in other neighborhoods in the County. J. Cressey-Neely suggested that the HOA Members would need to make that decision and requested it to be included in the Annual Meeting Notice that will be sent to each HOA Member.

Installation of Railroad Ties - DRROA Office Parking Lot

There was discussion to place Railroad ties where the cable fencing in front of the parking spaces at DRROA office parking lot. The Railroad Ties would prevent a vehicle from driving thru the small cable which surrounds the perimeter of the parking spaces. Installation will be after the Parking Lot re-surfacing is done.

Proposal for a Temporary Moratorium on New Building requests

Discussion of a Temporary Moratorium on New Residential builds was agreed upon by the BRR HOA board and Bonnie Tidball, BRRWSC President. The ACC will not issue any applications for New Home Construction. The temporary order will be lifted when the BRRWSC drops the water restrictions to Stage III. J. Cressey-Neely instructed J. Gaiser to prepare a Temporary Moratorium and mail out notice to every HOA Member.

MOTION WAS MADE

B. Wilson made the motion and J. Schuetze seconded to approve a "Temporary Moratorium on Construction of New Residential Homes"

EXECUTIVE SESSION

The DRROA HOA Board held a closed session to discuss personnel reviews and evaluations. J. Cressey-Neely reconvenes the DRROA HOA meeting at 9:15pm saying the employee evaluation and reviews by the board are complete.

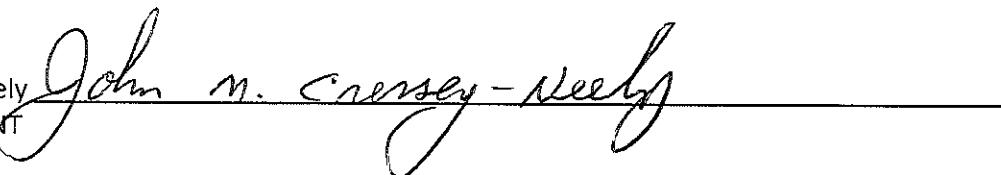
Reminder of next meeting

It was agreed the BRR HOA board will hold the monthly HOA meeting on November 8, 2022, at 7:00pm

MOTION WAS MADE:

B. Wilson made the motion and C. Young seconded the motion to adjourn the vote was unanimous and the motion carried.

John Cressey-Neely
DRROA PRESIDENT



DRROA TREASURER
John Schuetze

