

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
AUGUST 9, 2016
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Rodney Scharich	John Cressey-Neely	Ron Beadles	Paul Barton
John Schuetze	Jon Kindred	Bill Dillard	

OTHERS IN ATTENDANCE

Nancy Butler	Ernie DeWinne	Mike Arguelles	Alberto Maya
Wayne Mauldin	Joe Ortega	Karen Antill	

The meeting was called to order by President Rodney Scharich at 7:00 p.m. August 9, 2016.

MINUTES: Each Director read the Minutes of the July Meeting.

MOTION:

Ron Beadles made a motion to accept the July Minutes as presented.

John Cressey-Neely seconded the motion. - The Board voted unanimously and the motion passed.

TREASURER REPORT: The Board and guests went over the Balance Sheet and Profit and Loss report presented; there is a total of \$161,192.38 in checking and savings as of July 31, 2016. John Schuetze will transfer \$15,000 from checking to Money Market.

MOTION:

John Cressey-Neely made a motion to accept the treasurer's report as presented.

John Schuetze seconded the motion. - The Board voted unanimously and the motion passed.

CORPORATE SECRETARY: Ron Beadles advised as the Nominations Chairman he advised the three outgoing Board of Directors that if they wish to run for their positions on the Board they would need to turn in a resume and article to put on the ballot before September 9th at 2:00 pm. Ron advised that Karen will be posting posters informing the property owners of the three open positions on the Board and the deadline for submitting resumes.

EXECUTIVE SECRETARY: Karen Antill advised that she will be sending out late fees and a letter advising delinquent members that a lien will be placed on their property if their account isn't paid in full or a payment plan hasn't been set up. Karen advised that the Maxwell's volunteered to put together a new residents directory. The Board and guests discussed and agreed to do a new a new directory and we will solicit ads from previous people and try to sell new ads. Karen will put a form in the fall mail out for residents to put their names and numbers in the new residents directory.

MAINTENANCE REPORT: Joe Ortega reported that they have been mowing, put in the boxes at the mail center, working on the new gate opener at the River Park and replaced one basketball backboard.

ACC: Mike Arguelles advised that there will be no action taken on the Attorney letter they received last month; the home has sold. Mike advised that the ACC approved one steel RV cover and two steel fences since the last Board Meeting. Mike advised that he spoke to the builder on River Ranch that is past the deadline for enclosing the new home that he is building and will be working to get back on schedule. Mike advised they are trying to resolve a fencing issue and will build up the landscaping to meet the height of the fence they applied for. The Board and guests discussed various violations in the subdivision and they will start by writing letters to the violators.

The Board and guests discussed the revised rules and Covenants and Restrictions regarding the ACC. Rodney advised that each Board member needs to review the Covenants and Restrictions regarding the ACC before they spend any money for an Attorney; the Board agreed and will revisit this at the next Board Meeting.

OLD BUSINESS:

PPI TRANSFER DOCUMENT: Jon Kindred asked if the Board has any question regarding the turnover document drafted by our Attorney and if not he suggests that we get this document sent certified to Bob Roberts Sr. president of Planned Properties Inc., to sign and have notarized and filed at the Court house. The Board and guests discussed that after the transfer document is signed and recorded at the Court house, the Board and ACC will come up with a working document of the relationship between the two.

MOTION:

Jon Kindred made a motion to send the transfer document prepared by our Attorney to Bob Roberts Sr. certified mail tomorrow.
Paul Barton seconded the motion. - The Board voted unanimously and the motion passed.

TENNIS COURT LOCKING SYSTEM – RIVER PARK LOCKING SYSTEM: Joe Ortega advised that they have started on the River Park locking system and they will be working on tennis courts locking system in the next couple of weeks.

MAIL BOX UNITS – LARGE PACKAGES: Joe Ortega advised that they received the two mail box units and have installed them and turned over the keys to the Post Office.

HOME BUSINESS REMEDIATION: John Cressey-Neely advised that Joe Ortega has not been able to meet with the resident asking him to put in an application for a fence and sending in a letter to the ACC asking to run a business out of his home. John Cressey-Neely advised that if they can't get with the resident before the next Board Meeting the Board will send a letter giving him 30 days to put in the fence application and a letter asking the ACC for permission to run a business out of their home; if not a fine and lien could be placed on their property.

The Board and guests discussed the violation of the pig in the subdivision, the Board advised they are waiting for Zane Everett to get with the sheriff department asking about county ordinance regarding pigs.

NEW BUSINESS:

No new business.

Reminder of the next Board Meeting is September 13, 2016 at 7:00 p.m..

MOTION:

Jon Kindred made a motion to adjourn into Executive Session
Ron Beadles seconded the motion. - The Board voted unanimously and the meeting was adjourned into Executive Session.

DRROA President ó Rodney Scharich _____

DRROA Corporate Secretary ó Ron Beadles _____