

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JANUARY 10, 2017
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

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

OTHERS IN ATTENDANCE

Ernie DeWinne Katie Wear Harold Martin Mike Arguelles Joe Kindred
Joe Ortega Karen Antill

The meeting was called to order by President Rodney Scharich at 7:00 p.m. January 10, 2017.

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

MOTION:

Bill Dillard made a motion to accept the November Minutes as presented.
Jon Kindred seconded the motion. - The Board voted unanimously and the motion passed.

BOARD POSITIONS: Rodney Scharich reported that each year the Board has to elect positions on the Board and opened the nomination for President.

MOTION:

Ron Beadles nominated Rodney Scharich for President, no other nominations were made.
Jon Kindred seconded the motion. - The Board voted unanimously and the motion passed.

MOTION:

John Schuetze made a motion to keep officers the same as last year.
Ron Beadles seconded the motion. - The Board voted unanimously and the motion passed.

President: Rodney Scharich

1st Vice President: Jon Kindred

2nd Vice President: Bill Dillard

3rd Vice President: John Cressey-Neely

4th Vice President: Paul Barton

Corporate Secretary: Ron Beadles

Treasurer: John Schuetze

The Board discussed the ACC and how they will operate and report to the DRROA Board of Directors and Rodney asked Jon Kindred to draft up guidelines for the ACC and bring them to the next board meeting for review.

MOTION:

Jon Kindred made a motion to elect Mike Arguelles as chairman of the ACC.
Ron Beadles seconded the motion. - The Board voted unanimously and the motion passed.

MOTION:

John Schuetze made a motion to allow the ACC to operate as they have in the past until the Board of Directors works with the ACC to draft rules and guidelines that they will follow.
Rodney Scharich seconded the motion. - The Board voted unanimously and the motion passed.

COMMITTEES CHAIRMEN 2017:

The Board voted on the following Chairmen to serve for 2017:

| | |
|---------------------------|---|
| ACC | Mike Arguelles |
| Nominating Committee | Ron Beadles |
| Recreation / Pool | Joe Ortega |
| Audit & Finance | John Schuetze |
| Security | John Cressey-Neely |
| Welcome & Hospitality | Karen Antill |
| Beautification | Joe Ortega |
| Collections & Insurance | Ron Beadles |
| Roads | John Cressey-Neely/Ernie DeWinne / Joe Ortega |
| Document Review Committee | Rodney Scharich |

TREASURER REPORT: The Board and guests went over the Balance Sheet and Profit and Loss report presented; there is a total of \$133,181.38 in checking and savings as of December 31, 2016.

MOTION:

Jon Kindred made a motion to accept the treasurer's report as presented.

Ron Beadles seconded the motion. - The Board voted unanimously and the motion passed.

CORPORATE SECRETARY: Ron Beadles reported that we have three delinquent members that we will be putting liens on this week. Ron advised that we still have four members on payment plans and we will contact them to keep them up to date on their payments.

EXECUTIVE SECRETARY: Karen Antill reported that she is busy doing all the quarterly and year end reports as well as regular duties.

MAINTENANCE REPORT: Joe Ortega reported that he came in during his vacation to check up on things since he didn't have a helper. Joe reported that the Christmas lights were stolen at the main entrance and the mail center on River Ranch as well as the tennis court locking system was damaged. The Board and guests discussed the tennis court locking system and asked Joe to put the combination lock back on until he gets the locking system fixed. Joe advised that he hired a new helper last week and he is doing well.

ACC: Mike Arguelles reported that the ACC approved two fences, two covered patios, three workshops and two new homes since the last Board Meeting. Mike advised that the homebuilder on River Ranch Drive is almost to his one year deadline to finish the home and will revisit it with the builder again to see what his plans are to finish the home.

OLD BUSINESS:

HOME BUSINESS REMEDIATION: The Board and ACC discussed the home business being run out their home and decided that John Cressey-Neely will get with the ACC and help Mike Arguelles come up with a letter to send to the homeowner advising them that they are in violation of running a business out of their home and ask them to submit a letter to the ACC for permission to run the business and if so the ACC will grant their with request subject to certain conditions as they must keep commercial vehicles behind a privacy fence or in an enclosed building. If there is no response after this letter is sent the ACC will assess a fine and ask for the Board to put a lien on their home.

NEW BUSINESS:

The Board and guests discussed the Nextdoor website and wants to let the subdivision know that the HOA did not set this up and it's 100% voluntary and up to each resident if they sign up or not.

Ernie DeWinne advised that when he moved out here several years ago we had security patrols driving the subdivision with a sign on their vehicle and advised that we have a resident that drives the subdivision each day and wondered if the Board would like to see if he would like to put a security sign on his vehicle when he does. John Cressey-Neely asked Karen for his information and will contact him to see if he is interested.

Ron Beadles advised the Board that the volunteers that are putting together the new residents directory have only received 110 responses back out of 260 and wanted to know if the Board would like to continue with just them or try to get more people signed up to be put in the directory. The Board discussed and will send out one more letter to the residents that did not send in their information to be in the directory and see how many more we get and go from there.

MOTION:

John Cressey-Neely made a motion to give it one more shot and send letters out to the ones that didn't respond. Ron Beadles seconded the motion. The Board voted unanimously and the motion passed.

Rodney Scharich advised that BEC is trying to roll out fiber optic internet and is already working in Boerne. Rodney advised everyone to sign up on their website to show interest because we only have 18% interest in the subdivision and need at least 50% interest before BEC will start planning it for our subdivision. Rodney advised that he would like to draft up an email and send it to the Board for approval to be sent out to our resident email distribution list asking everyone to sign up with BEC to show that they are interested in their internet service. Ernie DeWinne reported that Rock Solid has a contract with the BRRWSC to put towers on our water tower to improve their service in our subdivision.

MOTION:

Rodney Scharich made a motion to draft up an email to send out to our email list regarding the new BEC internet service. Jon Kindred seconded the motion. - The Board voted unanimously and the motion passed.

Reminder of the next Regular Board Meeting is February 14, 2017 at 7:00 p.m.

MOTION:

John Cressey-Neely made a motion to adjourn. Ron Beadles seconded the motion. - The Board voted unanimously and the meeting was adjourned.

DRROA President ó Rodney Scharich _____
DRROA Corporate Secretary ó Ron Beadles _____