

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**July 11, 2017 7:00 P.M.**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

Jon Kindred      Ron Beadles      John Cressey-Neely      Bill Dillard

**OTHERS IN ATTENDANCE:**

Guests: Allen Marshall, BEC Fiber; BJ Simpson, BEC Fiber; Shane Schmidt, BEC Fiber; John Stith, Bandera Co. Fire Marshall.

Tom Kickler	Joann Kickler	Kay Mauldin	Harry Maxwell	Stoney McAlister
Debbie McAlister	Doug Saathoff	Becky Saathoff	Susie Crews	Allan Tindel
Clinton Christian	Chris Darus	Rich Lingk	Shaun Adams	Julie Mazurek
Steve Malone	Daniel Mendez	Mike Arguelles	Omar Wise	JoAnn Peterson
Ed Ringgold	Karen Antill	Joe Ortega		

The meeting was called to order by 1<sup>st</sup> Vice President Jon Kindred at 7:00 PM July 11, 2017. Jon stated that while the BOD had invited representatives of BEC to come to discuss implementation of internet access for the community, the Fire Marshall was here to review very timely fire prevention tactics in view of the very dry environment we are faced with in the county currently., so the BOD has decided to allow John Stith, Fire Marshall to speak first. Marshall Stith stated that he has received calls in the subdivision to address concerns of very large fires which people have on their property and this prompted him to ask to speak at HOA meeting. He reviewed the State regulations which supersede the HOA rules. He reminded members that he cannot enforce HOA rules. State law states that you may not burn on your property if you are within 300 ft. of a neighbor without their written permission; the law states that burning of trash on property is not allowed if County has trash pickup available, which Bandera does have. Karen Antill stated that current HOA rules allow it in a barrel with a grate on top, and Marshall Stith indicated that they are usually relaxed on this issue, however, if someone complains, they do enforce the law. He then reviewed rules for fires that burn after dark, management of the fire, fines that can be imposed, and the implication of a burn ban re: those rules. (See attached handout). The Marshall then took questions from the audience. V.P. Kindred thanked the Fire Marshall for coming and indicated to the residents that the information provided by the Marshall would be on the HOA website in the next week.

Jon Kindred asked the Board members and guests to introduce themselves. He then introduced Shane Schmidt from BEC to discuss BEC's new fiberoptic internet service. Mr. Schmidt stated that they are ready to start the process of taking applications. BEC is at the point where they ready to begin installing fiber in August. Special introductory installation fee rate, for this subdivision only, for people signing up by July 28<sup>th</sup>. Mr. Schmidt then opened the floor to questions. Jon Kindred then stated that the BOD will get information up on the HOA website and on Nextdoor, and that anyone wants to ask question, etc. of BEC can go out on porch to discuss with the reps, while BOD meeting will proceed.

**MINUTES:** Each Director read the Minutes of the June meeting.

**MOTION :** Ron Beadles made a motion to accept the June Minutes as presented.

Bill Dillard seconded the motion. – The Board voted unanimously to accept and the motion passed.

**MEMBERSHIP COMMENTS:** In view of the extensive time spent with Fire Marshall and BEC representatives, there were no additional comments this evening.

**TREASURER'S REPORT:** In John Schuetze's absence, Karen Antill reviewed the report, indicating that everything is in line with expectations. The Board and guests reviewed the Balance sheet and Profit & Loss reports presented. Karen indicated that there were two larger items, one re: legal fees and the second was for diesel fuel, so the fuel line is a bit higher than usual. No other unusual expenses this month.

**Motion:** John Cressey-Neely made a motion to accept the Treasurer's report as presented. Bill Dillard seconded the motion. - Board voted unanimously and the motion passed.

**CORPORATE SECRETARY REPORT:** Ron Beadles reported that membership dues for this year are down from 89 in arrears to 59.

**EXECUTIVE SECRETARY REPORT:** Karen reported that she expects outstanding membership dues to be further reduced to the high 30's based on past experience. She reviewed with the Board members what the next step would be with liens, etc. Karen also informed the Board members of her upcoming surgery in August and being out for 2 weeks. She indicated that Barbara Maxwell will be covering for her during that time.

**ACC REPORT:** Mike Arguelles reported that projects are going slowly, with only one new house being built and two new fences. Mike then informed the BOD that the ACC had sent the previously discussed letter to the non-compliant homebuilder who has failed to complete the project started in February 2016, in a timely fashion, despite numerous notices of his delinquency. In view of the fact that the next step was to impose a fine of \$500 on the builder, Mike discussed with Rodney Scharich, BOD President, for advisement. Rodney requested that ACC hold off on the fine imposition pending discussion with the BOD. Mike indicated that ACC has done all it can do at this point and Committee is turning the matter over to the BOD for resolution.

Mike indicated that there are 7 new homes in process, and he expects 2 or 3 to be completed this month.

Mike also discussed an issue brought to the ACC re: use of slate tile-shaped stone on the new home on Kings Ranch Rd. Mike indicated that the rules do not specify that this is not allowed. The Committee discussed the use of same in the future re: allowing/ disallowing such stone, and Mike indicated to the BOD that as of now, the ACC would not disallow this type in the future with a vote of 4-3 by the ACC.

John Cressey-Neely asked questions of ACC re: issues with land-clearing for new construction and what permission is needed to clear and what are ACC rules re: brush removal. Jon Kindred asked who has the responsibility to follow-up. Mike stated ACC has no authority on land clearing. Jon Kindred asked Joe Ortega to look into what is going on there.

**MAINTENANCE REPORT:** Joe Ortega reported that there was a pool break-in the day before the meeting after hours. It appears to have been kids, broke the pool rope and put rocks in the pool. Joe and Karen will following up. Jon Kindred discussed the fact that the photos were not very clear. He asked staff to look into a better system. Discussion ensued.

Investigation will be pursued.

#### **OLD BUSINESS:**

- Home Business Remediation – No home-based business application has been submitted to date. Discussion re: the fact that any business that is run from home must be approved by the ACC. Resident asked for clarification of regulation.

- Update of HOA Rules to allow HOA Board to impose fines for violations. Resident requested that BOD act to change the ability of the HOA to fine residents on these issues. Discussion ensued re: possibility of taking residents to court. Needs further clarification. Jon Kindred stated that BOD needs to get issue clarified. Resident supported that point. Mike Arguelles stated that HOA does have right to fine.

-Update on Homeowner Directory "Lite" - Jon Kindred asked for status report on the directory. Karen reported that it is being done by volunteers; who have indicated it should be completed by the end of August.

**NEW BUSINESS:**

-Lot sales by HOA – The DRROA Board received an offer on three lots that HOA owns for a total of \$9,000.00. Discussion by BOD, with input from members.

**MOTION:**

Ron Beadles made a motion to reject the offer to purchase at this time. John Cressey-Neely seconded the motion. - The Board voted unanimously and the motion passed.

Further discussion by members included historical information by Richard Link who stated that in the past a previous BOD had considered turning this area into a greenbelt, nature center, picnic area, etc. but it was never pursued any further. BOD voted unanimously to reject the offer.

-A member of the Association asked whether the BOD would invite the Association attorney to attend the next monthly BOD meeting to discuss what the Association can /cannot do regarding enforcement of rules. Mr. Kindred responded that the BOD will take this suggestion under advisement.

There being no further new business, Ron Beadles made a motion to adjourn the meeting. Bill Dillard seconded the motion. The Board voted unanimously and the meeting was adjourned.

**REMINDER OF NEXT MEETING: Regular Board Meeting – August 8<sup>th</sup>, 2017, 7PM.**

DRROA President – Rodney Scharich \_\_\_\_\_  
DRROA Corporate Secretary – Ron Beadles \_\_\_\_\_