

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**MARCH 14, 2017**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

Ron Beadles                      John Schuetze                      Jon Kindred                      Bill Dillard

**OTHERS IN ATTENDANCE**

Raegan Mazurek                      Adam Abitz                      Jennifer Rotureau                      William Rotureau                      Mr. & Mrs. Hubert  
JoAnn Peterson                      Carlos Cordell                      Stacey Johnson                      Brent Johnson                      Shane Schmidt  
Susie Crews                      Ed Ringgold                      Steve Malone                      Mary Dillard                      Joe Ortega  
Karen Antill

The meeting was called to order by 1<sup>st</sup> Vice President Jon Kindred at 7:00 p.m. March 14, 2017.

**BEC BROADBAND REPRESENTATIVE:** Shane Schmidt manager of BEC Fiber Optics answered questions from the Board and guests. The Board asked Shane if he has a flier or postcards that he could get to us so we can send out to our residents with their annual billing; Shane said Karen to call him Monday and he will get that information to us. Shane advised that the zone that Bandera River Ranch is in which includes the city of Bandera, Flying L, Polly Peak and some others is at 27% which is approximately 500 signatures and we need at least 500 more signatures to read our 50% zone target. Shane stated that their engineer is working getting the town of Bandera online as soon as possible and are looking at other target zones such as Pipe Creek, Lakehills and the city Bandera; which includes Bandera River Ranch as possible upcoming target zones. Shane advised that fiber cable will be installed up to each home at an individual cost (aerial v's a buried line), everyone will get a \$600.00 credit to go towards their installation from their service pole to their home. Shane advised that the \$600.00 credit should cover an aerial drop and a buried line will be more because of the digging; all costs will be presented to each homeowner upfront. Shane advised that since Bandera River Ranch has approximately 275 homes everyone needs to sign up on [www.joinbec.banderaelectric.com](http://www.joinbec.banderaelectric.com) with your address and if they see a concentrated area within a zone they will try to do that area first. If the website doesn't locate exactly where your home is, you can click on the dot and move it to where your home is. Shane advised that they prefer everyone to sign up online, but you can sign up in person at BEC and they will have the new contract online in the next few weeks. Shane reported that the packages are as follows; 50 Mbps download and upload is \$49.99, 100 Mbps download and upload is \$69.99, 1 Gig download and upload is \$149.99. Shane advised that you will also need to rent a gig a center box for an additional cost of \$10.00 per month with a one year contract. Shane advised that BEC is working with their software designer to work on putting the fiber optic bill with the electric bill in the near future. The Board and guests thanked Shane for all the questions he has answered tonight.

**MINUTES:** Each Director read the Minutes of the February Meeting.

**MOTION:**

Ron Beadles made a motion to accept the February Minutes as presented.  
Jon Kindred 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 \$118,532.72 in checking and savings as of February 28, 2017.

**MOTION:**

Ron Beadles made a motion to accept the treasurer's report as presented.  
Bill Dillard seconded the motion. - The Board voted unanimously and the motion passed.

**CORPORATE SECRETARY:** Ron Beadles reported that we are in great shape and one homeowner that still owes money is in the process of selling his home and we will be receiving his past due amount through escrow when the home sales.

**EXECUTIVE SECRETARY:** Karen Antill asked the Board if we are using the same days and hours with volunteers that we used last year for the pool this year so she knows what to send out to the members; the Board agreed. Karen will send this out with billing this year.

**MAINTENANCE REPORT:** Joe Ortega reported that the leak in the pool has been fixed and it will be filled this week. Karen Antill advised that the BRRWSC has adjusted the water bill for last month and this month because of the leak. Joe reported that he sent off the locking system to the tennis courts and will be getting it back and installed soon.

**ACC:** Ed Ringgold reported that the ACC approved one storage shed, one guest home and one water treatment facility with a privacy fence since the last Board meeting. Ed reported relative to last month's request from the Board for the ACC to look into the matter of a resident operating a business in the subdivision without approval from the ACC, a review of prior communications was complete, the owner was contacted and conversations have begun. Relative to a home that failed to be completed in the required one-year time frame, the ACC unanimously voted to levy a \$500.00 fine in the event the owner did not complete the job in a newly stated time frame. After conversation, the owner submitted a written request for a 120-day extension. As per our rules, we have sent a letter to the owner indicating that his failure to complete the project by June 1, 2017 will result in the \$500.00 fine being imposed, and the matter sent to the DRROA Board for a \$500.00 lien action. Ed reported that Jeff Jackson on Old Camp Road has offered to join the ACC. A few others have expressed their interest, and we are waiting for their follow up communication. Next month we will submit a list of candidates for your approval.

**OLD BUSINESS:**

**HOME BUSINESS REMEDIATION:** No more information at this time on this item.

**ACC GUIDELINES:** The Board approved the written ACC guidelines as discussed last Board meeting.

**NEW BUSINESS:** No new business.

*Reminder of the next Regular Board Meeting is April 11, 2017 at 7:00 p.m.*

**MOTION:**

Bill Dillard 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 \_\_\_\_\_