

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**MAY 9, 2017**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

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

**OTHERS IN ATTENDANCE:**

Mike Arguelles   Ernie DeWinne   Ed Ringgold   Elvan Wiatrek   Sherry Wiatrek  
Joann Kickler   Tom Kickler   Scotty Schexnayder   Andrea Scheri   JoAnn Petereson   Katie Wear  
Omar Wise   Daniel Mendez   Debra Mendez   Tony Dankowski   Michelle Barnet   Richard Pratt   Jane Pratt  
Doug Parke   Irma Parke   Adam Abitz   Linda DuBose   Jaime Kohutek   Joe Ortega   Barbara  
Maxwell

The meeting was called to order by President Rodney Scharich at 7:00 PM May 9, 2017. Rodney asked BOD members and member guests to introduce themselves.

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

**Motion:** John Schuetze made a motion to accept the March Minutes as presented. Ron Beadles seconded the motion. – The Board voted unanimously to accept and the motion passed.

**MEMBERSHIP COMMENTS:** Rodney Scharich offered opportunity for any members to comment on anything they wished to share with the BOD, which expected were mostly about the tax appraisal issue. John Schuetze stated that he would like to give those in attendance an overview of the tax appraisal situation to start out. He reported that he and Karen Antill had worked on putting together the reports which were distributed to attendees. John then explained what the reports were showing regarding property tax appraisals in the County, and what the issues are that need to be addressed with the County Appraisal Office. Discussion ensued. BOD asked people to share info on property sold in 2017 with the HOA office and also to share information using the NextDoorNeighbor app to keep everyone in the loop. Rodney stated that BOD can check with Karen re: any information that may be available in the HOA files re: sales in 2017. Discussion re: neighborhood driveway meeting next week to discuss plan. Rodney stated that he will discuss with Karen how to do these postings when she returns. Ernie DeWinne gave a brief update on new well project for the water company. The storage tank has been delayed; however, other work is progressing well. Question was asked about delay with acidizing. Ernie explained what the issue was, and that is being addressed.

**TREASURER'S REPORT:** The Board and guests reviewed the Balance sheet and Profit & Loss reports presented. John Schuetze reported that funds have increased due to members paying their dues. There were no unusual expenses this month.

**Motion:** Ron Beadles made a motion to accept the Treasurer's report as presented. Jon Kindred seconded the motion. Board voted unanimously and the motion passed.

**CORPORATE SECRETARY REPORT:** Ron Beadles reported that bills for membership dues for new fiscal year have just recently gone out. Getting payments in. A lot of the issues with past due accounts have cleared up due to people moving. Liens are in place as necessary.

**EXECUTIVE SECRETARY REPORT:** Barbara Maxwell reported that Karen is out on medical leave, but seems to be doing well and is expected to return as per schedule. BOD thanked Barbara for standing in for Karen while she is out.

**MAINTENANCE REPORT:** Joe Ortega reported pool is open now and park attendants started last week. Working on sprucing up grounds, planting flower beds, etc. Joe also reported that about a week ago someone destroyed the keypad on the basketball courts. Too far for cameras to see who did it. Back to combination lock and chain use. Rodney suggested that this remain the method of securing the area going forward. Discussion ensued.

**ACC REPORT:** Mike Arguelles reported that the new Committee members are doing a great job. He reported that we have another new home approved this past month, along with fencing, a gazebo, a car park, and a home-based business. There are currently 7 homes under construction. Had a builder burning construction materials w/out a burn permit. ACC fined him \$150. House on River Ranch Drive where there's been no activity – update is that a delivery was made there. However, no significant progress made there. At end of this month, after 4 month extension, will assess a fine.

**OLD BUSINESS:**

- Home Business Remediation – Board did approve the one business. Will start to proceed on the other business which was told need privacy fence, and no progress on this compliance yet. No ACC permit has been requested. Mike Arguelles met with him, but no further progress made toward compliance with the rules. Discussion of privacy fence requirements. Re: the mechanic business issue – he is planning to move. Property seems to be cleaned up a bit.

-Update of HOA Rules to allow HOA Board to impose fines for violations - New proposal for update of HOA rules where HOA Board can impose fines for violations. Rodney had written up and sent draft via email to Board members. Discussion ensued about having Board Attorney review.

**MOTION:** John Schuetze made motion that Board send proposed rule to attorney for his review and opinion, and then invite attorney to come to discuss with Board. John Cressey-Neely seconded it. Board voted unanimously and the motion passed.

**NEW BUSINESS:**

Pool opening – Joe Ortega asked the Board to allow park attendants to work on the weekends in May this year. Board unanimously agreed to allow this.

Jon Kindred asked where we are at with the publication of the HOA directory “light”. Reviewed that directory in process and will be completed soon.

**REMINDER OF NEXT MEETING: Regular Board Meeting – June 13<sup>th</sup>, 2017, 7PM.**

John Cressey-Neeley made a motion to adjourn.

Bill Dillard seconded the motion. The Board voted unanimously and the meeting was adjourned.

DRROA President – Rodney Scharich \_\_\_\_\_

DRROA Corporate Secretary – Ron Beadles \_\_\_\_\_