

*DOUBLE R RANCH OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
SEPTEMBER 8, 2009  
161 BROKEN SPUR RD*

**DIRECTORS PRESENT WERE:**

Ernie DeWinne                      Bruce Leland                      Richard Lingk                      Bill Dillard

**OTHERS IN ATTENDANCE:**

Tom & JoAnn Kickler              Karen Lingk                      Tom & Cheryl Finch              Karen Brucks  
Ginny Howery                      Jennifer DeWinne              Mary Kae Leland              Wayne Overman  
Debbie McAlister

The meeting was called to order by 1<sup>st</sup> Vice President Bruce Leland at 7:08 p.m. September 8, 2009.  
Each Director read the Minutes of the August Meeting.

**MOTION:**

Ernie DeWinne made a motion to accept the August Minutes with corrections.  
Richard Lingk seconded the motion.

- The Board voted unanimously to accept the August Minutes with corrections.

**TREASURER REPORT:** Ernie reported that there is a total of \$118,400.79 in checking and savings as of August 31<sup>st</sup>. The Board and guests went over the presented profit and loss statement and balance sheet.

\$ 43,598.40 Road funds  
\$ 73,354.68 General funds  
\$ 1,447.71 Improvement funds

**MOTION:**

Richard Lingk made a motion to accept the Treasurers Report as presented.  
Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed.

**EXECUTIVE SECRETARIES REPORT:** Karen reported that she is waiting on newsletter articles and needs volunteers to help stamp and stuff envelopes for the fall mail out.

**RANCH MANAGERS REPORT** Joe reported that he has been working on the pool, reworked a column at Overview Park by the main gate and is in the process of staining the bathhouse. Joe also reported that he has cleaned up the trash at the abandoned house and the owner was billed for his services. Joe reported that the repair at the front entrance has been completed and he will complete the clean up as soon as he can. Joe stated that the office carpet and the shingles need to be repaired soon. The Board discussed and will look into the warranty for the shingles and discuss at a later date. A guest asked if the Board could look at a few properties that they think should be cleaned up, the Board asked them to give them a list and they will look at them and figure out a course of action to be taken.

A guest asked if the dead crepe myrtle in the park and the dead cedar tree at the mail center can be removed, the Board will advise Joe to take care of these.

**WELCOMING COMMITTEE:** JoAnn Kickler reported that the committee has welcomed two new families this month.

**ACC:** Tom Kickler reported that the ACC has two plans for new homes that should be approved this month.

**RECREATION COMMITTEE:** Mary Kae Leland presented to the Board a rough draft for a donation sign thanking people for their donations for the new playground. Mary Kae said the committee prefers to go with the first quote which is an 8 ½ “ by 12” aluminum sign engraved with black ink for \$70.00 and Joe can do the back board to save on cost. The second quote is a sign made with plastic printed letters which would only last for about 3 to 5 years for \$42.00 and \$400.00 to \$800.00 for a bronze plaque. The third quote is for \$52.00 which would be 2 by 4 feet with the plastic letters which would only last for about 3 to 5 years.

**MOTION:**

Ernie DeWinne made a motion to accept the bid on the engraved aluminum sign for \$70.00 and for Joe to complete the wood part.

Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed.

**ROAD COMMITTEE:** Bruce reported that he met with John Andrade and discussed the proposed roads for rehab next year and John said he would come out and measure the roads to give an exact cost. Bruce reported that he gave John a list of roads that need to be finished that were worked on last summer and was told they will get to them before the end of the season. John also asked for a list of all roads in Bandera River Ranch and will get with Rural Addressing and discuss signage. Bruce reported that we have about 8 or 9 tents of a mile that is not county maintained and at a future meeting the Board will make a decision on what to do with those roads.

**AUDIT AND FINANCE:** Richard Lingk reported that the committee met August 27th and continued to reconcile payments and there doesn't seem to be any discrepancies at this time and will meet again later this month and asked Karen to assist them in their next meeting

**NOMINATION COMMITTEE:** JoAnn Kickler reported that the committee received one resume from Ernie DeWinne and recommends to the Board to put him on the ballot for re-election.

**MOTION:**

Richard Lingk made a motion to accept the Nomination Committees recommendation and put Ernie DeWinne on the ballot.

Bruce Leland seconded the motion.

- The Board voted unanimously and the motion passed.

Ernie DeWinne requested that the Board looks into rewriting the bylaws regarding the 6 year term for Board of Directors and suggests a three year term with a two term limit.

**OLD BUSINESS:** Bruce reported that he tested an infrared camera with 1 pixel of resolution and said that at about 20 feet it is unable to clearly identify facial features and figures that several cameras with better resolution would be needed to cover the area adequately. The Board discussed and since the break-in was a one time event they will not be purchasing cameras at this time.

**NEW BUSINESS:** The Board and guests discussed the annual meeting food and decided on brisket again this year, the association will purchase the paper products, hotdogs, drinks and condiments. Mary Kae advised that there will be a piñata, costume contest and hayride for the kids again this year.

Mary Kae asked the Board if the association could purchase two folding 8-foot plastic tables instead of having to borrow them each time. Tom Finch said he would check prices at Lowe's.

**MOTION:**

Ernie DeWinne made a motion to spend up to \$200.00 and get as many tables as we can for that.  
Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed.

The Board and guests discussed keeping the pool open if we have good weather in October during business hours Monday through Thursday. A few guests asked if the pool could be open some evenings and weekends to allow people that work to use the pool also, the Board agreed that if the swim group came up with a set schedule they would vote on it. The Board asked Cheryl Finch to coordinate a proposed schedule beyond office hours and Karen will call for a vote of the Board of Directors.

**MOTION:**

Ernie DeWinne made a motion to extend the pool season through October 30<sup>th</sup> during normal business hours weather permitting and any additional hours pending coordination of a set schedule from the potential swim group.

Richard Lingk seconded the motion.

- The Board voted unanimously and the motion passed.

A guest asked the Board if a group could use the office building every other Monday night to play cards. The Board tabled this until the office documents can be properly secured.

Richard Lingk advised the board that with the extra money that we received on guest cards that we should price around for pool furniture and purchase a few more chairs, some lounges and umbrellas during the off season. The Board discussed and Richard will price around and present it to the Board at an upcoming meeting.

The Board received a letter from Daysprings Recourses wishing to purchase a ranch for a Christian camp and they were advised by the Secretary of State that they would need permission to use the name Double R Ranch, Ltd. from us. The Board discussed and agreed that if this camp is in Houston they could use the name, but not if it's in our surrounding area, Bill Dillard said he will contact them and get more information on the location of the camp and will discuss at the October Board meeting.

**MOTION:**

Ernie DeWinne made a motion to adjourn.

Bill Dillard seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

**[Reminder of the next Meeting, October 13, 2009](#)**