

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
September 12, 2017
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

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

OTHERS IN ATTENDANCE:

Stoney McAlister Julie Robinson Tom Robinson JoAnn Kickler Tom Kickler Katie Wear
Suzie Crews Joe Ortega Karen Antill

The meeting was called to order by President Rodney Scharich at 7:00 PM September 12, 2017. Rodney Scharich asked the Board members and member guests to introduce themselves.

ACTIONS BETWEEN MEETINGS: Rodney Scharich announced that since the last meeting the HOA purchased a new security camera system, and asked Jon Cressey-Neely to review the features of the new system for the whole Board.

Rodney Scharich brought up the situation in which a single Board Member, independently decided to allow non-residents who were evacuees from Hurricane Harvey to use the HOA pool facilities. Rodney advised that no single Board member can decide for the full Board. Discussion ensued.

MINUTES: Each Director read the Minutes of the August meeting.

MOTION: Paul Barton made a motion to accept the August Minutes as presented.

Bill Dillard seconded the motion. - The Board voted unanimously and the motion passed.

MEMBERSHIP COMMENTS: Several topics were discussed, as follows:

- A new Member asked what the HOA dues cover, because she noticed the pool needed cleaning, with a lot of bugs. The Board indicated that there will be more attention paid to the cleaning. Rodney Scharich also told the resident that once the pool closes for the season there will upkeep and maintenance performed. Discussion about possibly looking at extending the pool season next year.
- A resident asked whether the restitution was paid by the parties who broke into the pool. John Cressey-Neely stated that the parties involved have agreed to pay the \$385 fine in full, although they have not yet actually paid. Discussion ensued. Letter will be sent to follow up.

TREASURER'S REPORT: In the absence of John Schuetze, Karen Antill reported that there was nothing out of line/unusual in the report.

MOTION:

Ron Beadles made a motion to accept the Treasurer's report as presented.

Paul Barton seconded the motion. - The Board voted unanimously and the motion passed.

CORPORATE SECRETARY REPORT: Ron Beadles reported that there are only 22 late-payers at this time. HOA will begin to initiate liens next month.

EXECUTIVE SECRETARY REPORT: Karen Antill reported that next month she will be sending out late fees and a letter advising that a lien will be placed on properties that have not been paid in full or a payment plan hasn't been set up.

MAINTENANCE REPORT: Joe Ortega reported that the staff is “keeping busy”, working on the roads, mowing, clearing brush. Joe also stated that he has a lot of mulch which residents can take for their own use, it’s at Overview Park by the red gate. Board discussed need for a chipper.

ACC REPORT:

- Paul Barton reported that since July meeting the committee has approved 2 metal work buildings, one fence, one above-ground pool, and one new primary residence, pending signatures. Paul also reported that the HOA has received payment of the \$500 fine assessed by ACC of the resident on River Ranch Dr. for incomplete home. Another resident moved the building where there was an issue with structure being in the easement.

- Paul also reported that the ACC needs clarification regarding the issuing of fines between the HOA BOD and ACC.

- Paul brought up issue re: the type of stone tile used by a recent builder which created some concern by residents who felt it was not appropriate/ did not meet the requirements. Apparently, the builder verbally told the ACC that he would not use that type of tile again due to the concerns, but Paul reports that since then the builder used the same type tile again in another project in the community. Discussion ensued among the Board. The Board suggested that the ACC might need to narrow down the regulations more specifically.

NOMINATIONS COMMITTEE REPORT: Rodney Scharich reported that the terms of both Jon Kindred and John Schuetze are concluding at the end of this fiscal year. Rodney asked Ron Beadles, as Chair of the Committee to report on the committee’s progress. Karen Antill stated that prospective candidates, both incumbents and new candidates must submit a bio. She also stated that there is a posting at the mail centers and office bulletin boards to advertise the Board openings. Karen asked if this could be put on Nextdoor Neighbor as well, the Board discussed and asked Karen to post it.

AUDIT COMMITTEE: Karen Antill reported that John Schuetze is the Chair of the Audit Committee, and that he will be assembling a team for that shortly. Karen will call him tomorrow to make sure he is aware of the time constraints. Audit must be completed by and reported at the Annual Meeting in October.

OLD BUSINESS:

- **Home Business Remediation** – BOD reviewed the status of the situation with the resident on Old Camp. Bill Dillard stated that he had not spoken with the resident, but will do so this week. Bill has had an employee monitoring the situation. The Board members did note that the property seems to be better maintained, although still seeing business vehicles there much of the time. Last communication from the resident was that he was giving the ACC letter to his attorney. This is still an issue.

Action: Jon Kindred suggested that the Board explore what the County allows, and volunteered to look into it. Bill Dillard will discuss with the resident.

- **Update of HOA Rules to allow HOA Board to impose fines for violations** – John Cressey-Neely stated that John Schuetze has the information that the CC&R’s would have to be changed to allow HOA to impose fines. Jon Kindred stated that our Attorney has offered to update the CC&R’s for the HOA to include the right to impose violation fines. Rodney Scharich stated that the BOD could look into the process. Karen presented to Rodney a list of lot counts and names for each section of the CC&R’s, Karen will also email this spreadsheet to Rodney.

-**Update on Homeowner Directory “Lite”** - Karen Antill reported that the Directory is done, with 50 copies made.

Action: Jon Kindred suggested rewarding the volunteers with a \$50 gift card, and thanked Karen for her work on it also.

MOTION:

Bill Dillard made a motion to give the volunteers a \$50 Visa gift card for their work/time. Jon Kindred seconded the motion. - The Board voted unanimously and the motion passed.

- **Annual Meeting – Food – Trick or Treat Bench Ride** – Karen Antill reviewed with the BOD that the Annual Meeting will be held on Saturday, October 28th at 3:00 PM, and asked the Board if the plan is to do the same thing as in previous years. Karen stated that Ernie DeWinne will coordinate the Trick or Treat ride again this year and add one new trailer for children ages 11-12. The Board felt it has gone well in the past and should hold it again this year.

-**Camera System** - Discussion re: need for any additional cameras, upstairs. John Cressey-Neely stated that it would only cost the cable, Joe can do the work. Jon Kindred stated that we should do it if not going to be major cost. The Board agreed unanimously and will have Joe install another camera upstairs.

NEW BUSINESS:

-**BEC business phone line** – Karen reported that she found a good price by BEC for phones. Will save approximately \$300/ month. No need to get new equipment.

MOTION:

Jon Kindred moved to make the change to BEC.

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

Action: Karen Antill will contact BEC to arrange.

-**Perennial Easement Agreement** – Perennial disputing the bill, and will not pay until straightened out. Karen is gathering data for the Board to review.

Action: The Board agreed to have Karen call the attorney to look at the situation.

-**Burn Permits** – Residents should receive the County regulations along with the HOA burn permit.

MOTION:

Rodney Scharich made motion to update the burn permit, remove the tank, and include the size limits on fire and no burning of construction materials.

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

Action: Joe Ortega and Karen Antill will work on an updated form/process.

-**Fire Hydrant Issue** – Paul Barton requested this issue be placed on next month's agenda.

MOTION:

Jon Kindred made a motion to adjourn the meeting.

John Cressey-Neely seconded the motion. - The Board voted unanimously and the meeting was adjourned.

REMINDER OF NEXT MEETINGS: Regular Board Meeting – October 10th, 2017, 7 PM.

Annual Meeting – October 28th, 2017, 3 PM.

DRROA President – Rodney Scharich _____

DRROA Corporate Secretary – Ron Beadles _____