

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
SEPTEMBER 13, 2016
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Rodney Scharich John Cressey-Neely Ron Beadles John Schuetze Jon Kindred

OTHERS IN ATTENDANCE

Nancy Butler Stoney McAlister Harry Maxwell Katie Wear JoAnn Peterson
Susie Crews Chuck & Kay Kindred Joe Ortega Barbara Maxwell

The meeting was called to order by President Rodney Scharich at 7:00 p.m. September 13, 2016.

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

MOTION:

Ron Beadles made a motion to accept the August Minutes as presented.
John Cressey-Neely 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 \$154,200.34 in checking and savings as of August 31, 2016.

MOTION:

Jon Kindred made a motion to accept the treasurer's report as presented.
John Cressey-Neely seconded the motion. - The Board voted unanimously and the motion passed.

CORPORATE SECRETARY: Ron Beadles advised that the Nominations Committee had three candidates which were the incumbents for the position of Board of Directors and would like to thank JoAnn Kickler and Jamie Kohutec for serving on the committee. Ron advised that we have one member that we will put a lien on when Karen returns. Ron reported that we had 45 delinquent members last month and now we are down to 23 this month and 5 that are on payment plans. Ron advised that we are making progress and he will start making calls again next month.
Ron Beadles advised that the Nominations Committee have approved Bill Dillard, John Cressey-Neely and Rodney Scharich to be on the ballot this year.

EXECUTIVE SECRETARY: Barbara Maxwell advised that there is nothing to report.

MAINTENANCE REPORT: Joe Ortega reported that they have been mowing a lot this month, patching holes at the mail centers and will be keeping up with the pool and killing weeds. Joe advised that he has finished the River Park gate opener and the tennis courts locking system.

ACC: Joe Ortega advised that the ACC approved one pipe fence, one storage building, one guest house, one dog run, and one storage metal carport since the last Board meeting.

OLD BUSINESS:

PPI TRANSFER DOCUMENT: Joe Ortega advised that he spoke to Mr. Roberts yesterday and said that he will sign and put the PI Transfer Document in the mail today.

HOME BUSINESS REMEDIATION: John Schuetze advised that we haven't had any contact with the homeowner and would like to approve a letter to be sent to the homeowner with the company truck to put up a privacy fence or storage fence to be approved by the ACC and ask for them to apply for a variance to run a business out of their home. The Board and guests discussed parking on a county easement which is not against the covenants and restrictions and is a county issue.

MOTION:

Ron Beadles made a motion to send the letter to the homeowner and put on letterhead and sent certified mail.
John Cressey-Neely seconded the motion. - The Board voted unanimously and the motion passed.

John Cressey-Neely advised that he spoke to the Animal Control Deputy Sheriff and she didn't know of any county ordinance of dealing with swine in the residence and will do more research and call him back. The Board and guests discussed that they will send a letter to the homeowner with the pig advising them of the violation of the covenants and restrictions and a letter to the member with the vehicle parked in the back yard for years now; John Schuetze volunteered to write the letters.

MAIL BOXES: Joe Ortega advised that the large boxes for packages have installed at both mail centers. A guest wanted to thank Joe and his helper for cleaning the mail centers.

RESIDENTS DIRECTORY: Barbara Maxwell advised that Karen will be sending out sheets to fill out to be in the new residents directory that her and Harry will be putting together. Karen will also be sending out another notice to be added to the AT&T messaging call list if they haven't already.

NEW BUSINESS:

RULES & REGULATIONS: Jon Kindred advised that the Board can legally back up the ACC and issue fines and file liens if necessary. The Board discussed Covenants and Restricts and Rules and will search to find if the Board can write rules.

UNIFORMS: Joe Ortega advised the Board that the BRR Water SC has ordered five work shirts for each field worker with Bandera River Ranch embroidered on them and asked if the DRROA would like to share in the cost which will be about \$150.00 each company; the Board agreed.

ANNUAL MEETING FOOD – TRICK or TREAT & HAYRIDE: Barbara Maxwell advised that Karen would like to know if the Board wanted to do what was done in the years past; Association supplies drinks, condiments, and brisket, chicken and sausage that Joe will prepare, and ask the residents to bring a side dish or desert; the Board agreed. Jon Kindred asked if we wanted to ask Art & Lisa to sing again this year, the Board agreed and Joe Ortega will ask them.

AT&T MESSAGING: A guest asked why the AT&T messaging system wasn't used when we had the last water outage; John Schuetze advised that it is because the water company didn't want to pay to use the service. The Board will figure out a system for the AT&T messaging system to be used 24 hours if needed.

A guest said that there is a problem at the cul-de-sac of Deer Run which has become a local hangout. The Board advised that the Sheriff should be contacted when this happens.

Ron Beadles advised that Joe had Jesse Cardines help him out with the River Park gate and would like to give him something for this. The Board discussed and agreed to give him \$100.00 for his help.

MOTION:

Ron Beadles made a motion to give Jesse Cardines \$100.00 for his help with the new River Park gate locking system. John Cressey-Neely seconded the motion. - The Board voted unanimously and the motion passed.

A guest asked about speeding and putting speed bumps in the subdivision. The Board advised that they County has done road studies and advised that they cannot put speed bumps in the subdivision. Joe Ortega advised that he will speak with John Andrade and ask to get more speed limit signs put in the subdivision.

The Board and guests discussed humanely harvesting deer in the subdivision because of the over population. The Board advised that they will look into it. Ron Beadles advised that he asked the new Game Warden Jason Garcia to come to our next Board meeting on October 11th. The Board and Guests discussed asking the County Commissioner and Sheriffs representatives to come to our Annual Meeting.

*Reminder of the next Board Meeting is October 11, 2016 at 7:00 p.m.
Annual Meeting is October 29, 2016, 3:00 pm Overview Park 161 Broken Spur*

MOTION:

Jon Kindred 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 _____