

*DOUBLE R RANCH OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
July 13, 2010  
161 BROKEN SPUR RD*

**DIRECTORS PRESENT WERE:**

Richard Lingk                      Ernie DeWinne                      JoAnn Kickler                      Bruce Leland

**OTHERS IN ATTENDANCE:**

David & Virginia Harrell              Karen Brucks                      Wayne & Kay Mauldin              Mary Kae Leland  
Stoney & Debbie McAlister              Sheryl Burkeen                      Ron Fitzpatrick                      Wayne Overman  
Joe Ortega                      Bernean Deeter

Bruce Leland announced that Billy Hiner has stepped down as President of the Board and Bruce will fill in as President until further notice.

The meeting was called to order by 1<sup>st</sup>. Vice President Bruce Leland 7:00 p.m. July 13, 2010.  
Each Director read the Minutes of the June Meeting.

**MOTION:**

Ernie DeWinne made a motion to accept the June Minutes as presented.  
Richard Lingk seconded the motion.

- The Board voted unanimously to accept the June Minutes as presented.

**TREASURER REPORT:**

Ernie DeWinne reported that there is a total of \$150,079.97 in checking and savings as of June 30, 2010. The Board and guests went over the presented profit and loss statement and balance sheet.

\$ 53,004.69 Designated funds  
\$ 95,653.11 General funds  
\$ 1,422.17 Improvement funds

**MOTION:**

Richard Lingk made a motion to accept the Treasurers Report as presented.  
JoAnn Kickler seconded the motion.

- The Board voted unanimously and the motion passed.

**EXECUTIVE SECRETARIES REPORT:**

Karen reported that we will be sending out late notices and final notice letters certified in the next couple days to the delinquent members.

**RANCH MANAGERS REPORT**

Joe reported that there have been problems at the River Park with non-members using the park and damage to the cable fence by someone running over it to get out of the park. The Board and guests discussed all the problems with non members using the River Park over the past couple months. The Board advised Joe to call the Sheriffs Department and schedule a meeting with them to see what we can do if non-members use the park. The Board discussed the possibilities of putting up a four foot fence, placing rocks in front of the existing cable fence or keeping a combination lock on the river park at all times and give out the code to members in good standing. The Board agreed to post a sign on the gate that states that with the high volume of use by non-members the Board has voted to keep the gate locked at all times and to call the office during business hours or a member of the Board after hours to get the combination, and that they must display their hangtags from Perennial or DRROA stickers on their vehicles. Bruce asked Joe to get an estimate on remaking the sign at the River Park and Overview Park.

**MOTION:**

Ernie DeWinne made a motion to put a combination lock on the River Park to keep non-members out.  
JoAnn Kickler seconded the motion.

- The Board voted unanimously and the motion passed.

**WELCOMING COMMITTEE:** Kay Mauldin reported that the Welcoming Committee has welcomed one new family since the last Board Meeting.

**ACC:** Wayne Mauldin reported that the ACC has approved one storage building, one fence, a circle driveway and a chicken coop for 4-H club since the last Board Meeting.

**DOCUMENT REVIEW COMMITTEE:** Bernean Deeter advised they will start on the revisions to the Articles of Incorporation soon and will present them to the Board when they are finished making changes.

**ROAD COMMITTEE:** Bruce Leland advised that he spoke with John Andrade and was told that the County will be out here soon to start the road work in our subdivision. Ernie asked if he could spray paint potholes and give the County a map, Bruce said that would be a good idea and see if it works. Ernie reported that the contractor we have to work on the non-county roads was in an accident and hasn't returned our calls so we don't know when they will be out to start the roadwork. The Board is acquiring new bids just in case the contractor we have is unable to do the roadwork.

**OLD BUSINESS:** The Board discussed violations in the area and asked Karen to send certified letters to two members who have excessive vehicles on their lots as well as selling vehicles and to call the Constable to check out two other violations.

Ernie reported that he spoke to our Attorney and was advised of our options on the Dean property to either let the county foreclose or we take foreclosure action by paying the back taxes, legal fees, filing fees, attorney fees which is approximately \$5200.00. Ernie advised that this property had drainage issues and Billy spoke to the neighbor of this property and they are interested in purchasing it for our cost of the foreclosure and asked to finance it for 2 or 3 years with interest. The Board will table this until the next Board meeting until Ernie talks to the neighbor to see if they are still interested.

**NEW BUSINESS:** Bruce asked to have posters put up to announce an opening on the Board of Directors if Billy Hiner does resign from the Board.

**MOTION:**

JoAnn Kickler made a motion to adjourn into executive session.  
Richard Lingk seconded the motion.

- The Board voted unanimously and the meeting was adjourned into executive session.

**Reminder of the next Meeting, August 10, 2010**