

*DOUBLE R RANCH OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
JUNE 17, 2010  
161 BROKEN SPUR RD*

**DIRECTORS PRESENT WERE:**

Bill Dillard                      Ernie DeWinne                      Bruce Leland  
JoAnn Kickler was voted onto the Board

**OTHERS IN ATTENDANCE:**

Tom & JoAnn Kickler	Karen Brucks	Wayne Mauldin	Jim & Bernean Deeter
Jennifer DeWinne	Stoney McAlister	Wayne Overman	Mary Kae Leland
Chuck & Kay Kindred	Eileen & Paul Keen	Aleta Lloyd	Kim Bankston

The meeting was called to order by 1st Vice President Bruce Leland at 7:00 p.m. June 17, 2010.  
Each Director read the Minutes of the April Meeting.

**MOTION:**

Ernie DeWinne made a motion to accept the May Minutes with revision the to motion to accept the minutes from the April meeting to reflect that he used Bruce Leland's proxy vote to accept the minutes.  
Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed.

**NOMINATION COMMITTEE:** Kay Kindred presented the Board with a resume from JoAnn Kickler for the open position of Board of Director.

- The Board voted unanimously to accept JoAnn Kickler onto the Board to fill out the remainder of the term.

**TREASURER REPORT:** Ernie DeWinne reported that there is a total of \$114,199.96 in checking and savings as of April 30, 2010. The Board and guests went over the presented profit and loss statement and balance sheet. Ernie advised that the Board borrowed \$30,000.00 from Bandera Bank for a two year loan to make up for the funds that we need to fix the non-county roads. Ernie reported that the transfer of the five lots donated to the association has been complete. Ernie reported that the Board had an executive session on June 6<sup>th</sup> to vote to accept taking out a loan for the road work on non-county roads.

\$ 20,117.07 Designated funds  
\$ 92,660.72 General funds  
\$ 1,422.71 Improvement funds

**MOTION:**

Bill Dillard made a motion to accept the Treasurers Report as presented.  
JoAnn Kickler seconded the motion.

- The Board voted unanimously and the motion passed.

**CORPORATE SECRETARY:** Karen reported that the insurance has been renewed for a year, the general liability has increased approximately \$900.00 due to the fact that we have five more homes this year they are charging for liability coverage on 30 acres which they covered at no cost last year.

**EXECUTIVE SECRETARIES REPORT:** Karen reported that the first letter addressing late fees will be sent out tomorrow.

**RANCH MANAGERS REPORT** The Board read over Joe's report, sprayed weed killer at tennis and volley ball courts, looking for trash cans for the parks, mowing at the parks, had the Electric Cooperative come out and replace the ropes on the flag at the front entrance sign, purchased pool furniture. Joe will be contacting the Electric Cooperative to replace two light bulbs at the tennis courts.

**WELCOMING COMMITTEE:** JoAnn Kickler reported that the committee welcomed three new families since the last Board Meeting.

**ACC:** Wayne Mauldin reported that the committee has approved one new fence since the last Board meeting.

**RECREATION COMMITTEE:** Bruce Leland gave a list to give to Joe to complete.

**ROAD COMMITTEE:** Bruce Leland reported that he spoke with John Andrade and was advised that they will be finishing up Jackrabbit Lane and that we are on the list for road work and should finish up all the county roads in the subdivision this year. Bruce reported that the Board did vote to have all non-county roads in the subdivision chip and sealed this year and have already approved a bid and received funding from the bank. A guest addressed the Board regarding a past due amount of \$70.00 for road funds from last year and wants that taken off their account and will happily donate \$100.00 to go towards non-county roadwork in the subdivision.

**DOCUMENT REVIEW COMMITTEE:** Bernean Deeter reported that they are getting ready to start on the Articles of Incorporation.

**OLD BUSINESS:** The Board advised that they will drive around the subdivision before the next meeting and report on violations.

The Board and guests discussed adult night and family nights at the pool. The Board went over a list of numbers that used the pool on each of those nights and decided that since not enough adults are using the pool on Wednesday nights that they would close the pool again on Monday nights and make Wednesday nights for everyone to swim. A guest advised the Board that according to the federal housing laws that you can't discriminate against a particular population from a common area at any time.

**MOTION:**

Ernie made a motion to do away with Adult night on Wednesday nights and leave it open to everyone. Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed.

**MOTION:**

Ernie made a motion to close the pool again on Monday nights for the treatment of the pool. JoAnn Kickler seconded the motion.

- The Board voted unanimously and the motion passed.

**NEW BUSINESS:** The Board discussed and agreed that all Park Attendants should be responsible adults of 18 years or older.

**MOTION:**

Ernie made a motion that all Park Attendants need to be responsible adults of 18 years or older. Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed.

The Board and guests discussed selling pool guest passes in smaller increments and have them expire at the end of the year. The Board and guests decided to keep it the same as it was last year and sell \$20.00 guest cards that never expire.

The Board and guest discussed selling ads on the webpage and decided that due to our tax exempt function with the IRS the Board decided not to sell ads.

**MOTION:**

Ernie made a motion that we do not accept ads to put on the website.

JoAnn Kickler seconded the motion.

- The Board voted unanimously and the motion passed.

The Board discussed the letter from our attorney regarding foreclosing on a lot, Ernie advised that he will call and speak with our attorney to get more information on our options regarding legal fees.

The Board discussed getting Phyllis Trolinger a gift for her service on the Board. The Board decided to purchase a \$100.00 Visa gift card to present her.

**MOTION:**

Bill Dillard made a motion to adjourn.

Bruce Leland seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

**[Reminder of the next Meeting, July 13, 2010](#)**