

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
May 11, 2010
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Richard Lingk Bill Dillard Ernie DeWinne Billy Hiner
Bruce Leland left his proxy vote with Ernie DeWinne

OTHERS IN ATTENDANCE:

Tom & JoAnn Kickler David & Virginia Harrell Karen Brucks Wayne Mauldin
Joe Ortega Bernean Deeter Jennifer DeWinne Karen Lingk

The meeting was called to order by 2nd Vice President Bill Dillard at 7:00 p.m. May 11, 2010.
Each Director read the Minutes of the April Meeting.

MOTION:

Richard Lingk made a motion to accept the April Minutes as presented.
Bruce Leland seconded the motion.

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

TREASURER REPORT: Ernie DeWinne reported that there is a total of \$39,920.83 in checking and savings as of April 30, 2010. The Board and guests went over the presented profit and loss statement and balance sheet.

\$ 6,528.90 Road funds
\$ 31,969.22 General funds
\$ 1,422.71 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 the office is busy with the new fiscal year dues coming in and asked for volunteers to help bind the new resident's directory.

RANCH MANAGERS REPORT Joe reported that he's been working on the mowing, pool maintenance along with other daily duties. Joe advised the Board that the thistles along the river bank are getting out of control and is trying to figure out how to take care of them. Jim Deeter volunteered to call the county to find an environmentally safe way to take care of them and will get back with Joe. Joe advised the board that the weeds are getting out of control at the front entrance and mail centers and needs volunteers to help pull weeds.

WELCOMING COMMITTEE: JoAnn Kickler reported that the committee has welcomed one new family since the last board meeting.

ACC: Wayne Mauldin reported that the committee approved one new home and storage shed since the last board meeting.

DOCUMENT REVIEW COMMITTEE: Bernean Deeter reported that the committee has finished the Bylaws and emailed Karen the final revision and they are starting to work on the Articles of Incorporation.

AUDIT AND REVIEW COMMITTEE: Richard Lingk reported that he has already reconciled the checking account up until December 2009 and will be getting with Tom Kickler soon and they will continue with the audit process.

OLD BUSINESS: The Board discussed prior violations and agreed to drive though the subdivision before the next board meeting to see if the violations were taken care of. Billy Hiner advised the Board that he spoke with the individual that was sent a violation letter for using a recreational vehicle as living quarters, the Board discussed and agreed to monitor the situation and if nothing changes the Board will send another letter and take whatever action needs to be taken at that time.

The Board and guests discussed purchasing pool furniture for the pool.

MOTION:

Ernie DeWinne made a motion to budget \$400.00 to purchase four loungers for the pool. Richard Lingk seconded the motion.

- The Board voted unanimously and the motion passed.

The Board and guests discussed a letter and petition the Board received regarding adult night and it's effects of taking one more night away from families with children to use the pool. After a long discussion the Board and guests agreed to open the pool Monday nights from 5:00- 8:30 for family night and leave Wednesday nights from 6:00 – 8:30pm as Adult night.

MOTION:

Richard Lingk made a motion to open the pool on Mondays from 5:00 to 8:30 pm for family night, and continue Wednesday 6:00- 8:30 as adult night.

Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed.

NEW BUSINESS:

The Board discussed the five lots that are being donated to the association by a previous developer and advised that we will be loosing approximately \$1000.00 a year with dues and taxes, but with the new corporate resolution fifteen lots just came online for payment this year. Ernie said he would like to clear some of the cedar off the lots on Settlers Lane to see what they look like; the Board discussed clearing them for a greenbelt or possibly selling them to the Water Board for a future well site if they purchase the Water Company. Bill Dillard volunteered to call and take care of the transfer of properties.

The Board discussed a complaint letter from a resident regarding not paying their road assessments from last fiscal year, the Board will send a letter advising the property owner that we will not forgive the debt and will not be pursuing it at this time.

The Board reviewed the four bids received for roadwork in subdivision. Ernie advised the Board that he has spoken with Bandera Bank and they are interested in making a loan and stated that we would need to put up 6% to 7% collateral and will be taking the appraisals to the bank tomorrow for the park lots, the donated lots and the two lots at the front of the subdivision to use as collateral. Ernie advised that since the Board agreed that put the dues increase aside for capital improvements which would be \$19,000.00 a year and recommends using \$25,000.00 of last fiscal year end balance and get a loan for the remainder of the balance at 6% or 7% interest over six years and finish all the roads and parking lots in the subdivision.

MOTION:

Ernie DeWinne made a motion to accept the bid for roadwork from Chastain for \$110,885.03 and proceed with taking out a bank loan.

Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed.

Following the meeting the Board had a vote over the phone to rescind the motion made to accept the bid for roadwork from Chastain and will get some new bids and take more time to review them all.

Billy announced that Phyllis Trolinger has resigned from the Board because she doesn't feel like she can commit the time that she feels she needs too. The Board asked to post an announcement on the bulletin boards and webpage that an opening on the Board is available and have resumes submitted before the next Board meeting.

MOTION:

Billy Hiner made a motion to adjourn.

Bill Dillard seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

Reminder of the next Meeting, June 8, 2010