

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
NOVEMBER 9, 2010  
161 BROKEN SPUR RD

**DIRECTORS PRESENT WERE:**

Ernie DeWinne Bruce Leland Bill Dillard Wayne Mauldin Richard Lingk JoAnn Kickler

**OTHERS IN ATTENDANCE:**

Jennifer DeWinne Fred Sowerby Wayne Overman Kay Mauldin Anne Graves  
Bernean Deeter Yvonne & Al Maya Tom Kickler Joe Ortega Karen Brucks

The meeting was called to order by 1st. Vice President Bruce Leland 7:00 p.m. November 9, 2010.  
Each Director read the Minutes of the October Meeting.

**MOTION:**

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

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

**TREASURER REPORT:**

Ernie DeWinne reported that there is a total of \$64,651.99 in checking and savings as of October 31, 2010. The Board and guests went over the presented balance sheet and profit and loss statement.

\$ 11,176.18 Designated funds  
\$ 52,053.64 General funds  
\$ 1,422.17 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.

**CORPORATE SECRETARY:**

JoAnn Kickler reported that she has signed the forms to send off to the State of Texas for the filing of the updated Articles of Incorporation. JoAnn also reported that she signed seven letters that were sent certified to members that have defaulted in their payment agreements.

**EXECUTIVE SECRETARIES REPORT:**

Karen Brucks reported that one member asked to borrow the folding tables for a garage sale next weekend. The Board and guests discussed and agreed to allow members to borrow them for a \$50.00 refundable security deposit. Karen reported that she will put up a poster asking for resumes for the new Board of Director position that will open up.

**RANCH MANAGERS REPORT:**

Joe Ortega reported that he's been having problems at Overview park with people turning on the showers and leaving them on after hours and has found the cable fence broken. The Board discussed and will put a padlock on the bathhouse and will keep it locked after office hours. The Board and guests discussed dogs being in the park and will talk to the owners of the dogs and make them aware of the County leash law.

**WELCOMING COMMITTEE:** Kay Mauldin reported that the committee welcomed two new families this month.

**ACC:** Wayne Mauldin reported that the ACC approved two new storage buildings this month.

**ROAD COMMITTEE:** Bruce Leland reported that the County will be back in spring to finish up the roadwork in the subdivision. Bruce advised that the Board will look into seeing if Joe will need a pesticide license to spray for grass on the non-county roads.

**DOCUMENT AND REVIEW COMMITTEE:** Bernean Deeter advised that the forms to file the updated Articles of Incorporation will be Fed-ex'd to the State tomorrow.

**BEAUTIFICATION:** Jennifer DeWinne and Anne Graves advised the board that the committee would like to purchase four new sets of 100 LED lights for the front entrance for \$27.00 each as well as red and green floodlights, the Board discussed and approved since the committee has \$200.00 to work with. Jennifer advised that the committee will start decorating the front entrance, mail centers and the DRROA office on November 30<sup>th</sup>.

Jennifer presented the Board with a job description for the Beautification Committee and a list of goals and they would like them to review them by the January Board meeting.

**OLD BUSINESS:** The Board and guests discussed a new sign for Overview Park and will check up on the bid that Bandera Signs and Banners gave last year for a 3x5 aluminum double sided sign. The Board also asked to get a bid for a new 4x8 aluminum sign for the River Park.

**MOTION:**

Ernie DeWinne made a motion to spend up to \$440.00 on one new sign for Overview Park.

JoAnn Kickler seconded the motion.

- The Board voted unanimously and the motion passed.

The Board discussed putting handrails upstairs in the DRROA office; Wayne Mauldin said he will look around and get prices.

**MOTION:**

Bill Dillard made a motion to put handrails going upstairs in the DRROA office.

Wayne Mauldin seconded the motion.

- The Board voted unanimously and the motion passed.

**NEW BUSINESS:** A guest spoke with the Board and ACC about issues he has with the ACC rules regarding driveways not extending to the road and proper air conditioning for homes. The Board and ACC advised the guest that the ACC members are not inspectors and it's between the builder and owner if a home has adequate air conditioning. The guest was advised that most driveways in the subdivision do not go all the way to the main road because of the 10 foot utility and county easement on each side of the road. The Board and ACC thanked the guest for their concerns.

**MOTION:**

Ernie DeWinne 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 Regular Meeting, January 11, 2011