

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
FEBRUARY 8, 2011  
161 BROKEN SPUR RD

**DIRECTORS PRESENT WERE:**

Ernie DeWinne	Richard Link	Bill Dillard
Wayne Mauldin	Debbie McAlister	JoAnn Kickler

**OTHERS IN ATTENDANCE:**

Bruce & Mary Kae Leland	Wayne Overman	Ginny Howery	Tom Kickler
John & Phyllis Lusby	Eddie & Carol Rowe	Nolberto Guerra	Karen Brucks

The meeting was called to order by President Richard Link 7:00 p.m. February 8, 2011.  
Each Director read the Minutes of the January Meeting.

**MOTION:**

Bill Dillard made a motion to accept the January Minutes as presented.  
JoAnn Kickler seconded the motion.

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

**TREASURER REPORT:** Ernie DeWinne reported that there is a total of \$45,816.64 in checking and savings as of January 31, 2011. The Board and guests went over the presented balance sheet and profit and loss statement.

\$ 8,200.03 Designated funds  
\$ 36,194.44 General funds  
\$ 1,422.17 Improvement funds

**MOTION:**

Wayne Mauldin 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:** JoAnn Kickler stated that we only have 4 members on payment plans at this time. JoAnn reported that she met with the Bandera County Attorney Mr. Zapata and received a check for \$378.00 on a property that went to sheriffs' auction back in 1999; he advised that he could create a document for us to be able to collect delinquent dues in the future. JoAnn advised the Board that we back up QuickBooks but there is no back up for the files and documents on the office computer, the Board asked Karen to get prices for an external hard drive to use as a backup for documents.

**EXECUTIVE SECRETARIES REPORT:** Karen reported that it's business as usual and has been dealing with our attorney regarding collection files and payment plans.

**RANCH MANAGERS REPORT:** The Board reported that Joe and a few members of the Board met with the County agent and a guy from Texas A&M regarding the overgrowth on the river park banks and were advised that we can use some chemicals but need to leave some of the grass to keep a root system in place to hold the river bank. Joe reported that he will be working on some cement steps down to the river and will start working on the forms tomorrow.

**WELCOMING COMMITTEE:** Kay Mauldin reported that the committee welcomed 3 new families.

**ACC:** Wayne Mauldin reported that there has been no activity with the ACC since the last Board meeting.

**OLD BUSINESS:** Karen reported that the new Overview Park sign will be delivered this week and is waiting on the proofs for the sign for the River Park.

**NEW BUSINESS:** The Board and guests discussed different options for the upcoming pool season to save money and went over a chart put together showing pool expenses and usage with a total spent for the pool was \$13,076.83 with \$4,089.00 of that going to paid attendants. The Board and guests will gather more information and discuss again at the February Board meeting and come to a final decision.

Ernie DeWinne presented the 2012 fiscal year budget to the Board and guests. The Board and guests went over the presented budget. At the end of 2012 it's predicted that there will be a surplus of \$3,800.00 in General Funds and \$3,900.00 in Improvement Funds.

**MOTION:**

Wayne Mauldin made a motion to approve the 2012 fiscal year budget as presented.

Bill Dillard seconded the motion.

- The Board voted unanimously and the motion passed.

Ernie advised the Board and guests that there is good news on the purchase of the Water Company, the Water Board has a meeting next week with the USDA to sign paperwork and should have funds obligated within a week of that time. Once funds are committed the Water Board will be able to submit the Sale of Transfer to the TCEQ. Ernie advised that there will be a public meeting 10am Saturday February 12th at the Silver Sage to discuss the project.

The Board advised the guests that one of the lots that had been sent to our attorney for collections had been delinquent for 10 years, so the Association paid the taxes to keep it from being sold at sheriffs auction and got the owner to transfer the property over to the Association. We have made arrangements with the neighboring lot owner to purchase this property to extend their yard since it's not a buildable lot with drainage running through it and will be reimbursed the money we put out for the lot. The Board legally has to adopt a resolution to accept the transfer of the property to the Association.

**RESOLUTION:**

Ernie DeWinne made a motion to approve the resolution to accept the transfer of the Dean James property Unit 5 Block 3 Lot 19 to the Association so the Association can sell the lot.

Bill Dillard seconded the resolution.

- The Board voted unanimously and the resolution passed.

**MOTION:**

Bill Dillard made a motion to adjourn.

JoAnn Kickler seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

**Reminder of the next Regular Meeting, March 8, 2011**