

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
May 10, 2011
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Ernie DeWinne Debbie McAlister Wayne Mauldin JoAnn Kickler Bill Dillard

OTHERS IN ATTENDANCE:

Kay Mauldin Wayne Overman Kay Kindred Virginia & David Harrell
Jennifer DeWinne Tom Kickler Mary Kae Leland Ken & Karen Clark
Karen Lingk Joe Ortega Karen Brucks

The meeting was called to order by 1st Vice President Wayne Mauldin 7:00 p.m. May 10, 2011.
Each Director read the Minutes of the April Meeting.

MOTION:

Ernie DeWinne made a motion to accept the April Minutes as presented.
Bill Dillard 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 \$20,325.54 in checking and savings as of April 30, 2011. The Board and guests went over the presented balance sheet and profit and loss statement.

\$ 4,245.15 Designated funds
\$ 14,658.22 General funds
\$ 1,422.17 Improvement funds

MOTION:

JoAnn Kickler 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 we received HOA dues from 170 members totaling \$42,230.87 and the rest have until June 9th to pay before late fees will be added at 8% per annum. JoAnn reported that we have two members on payment plans totaling \$362.70 and four accounts left at our Attorney at this time. JoAnn reported that we haven't heard anything back from the member that we sent the certified letter to asking them to contact the Board to set up a meeting to discuss their delinquent account of four years and received the certified letter back today. The Board and guests discussed options on what to do to get these members paid and back online paying yearly dues, the Board wants to discuss this matter with the members to see if there are any circumstances that caused them to fall so far behind.

EXECUTIVE SECRETARIES REPORT: Karen Brucks reported that she has been collecting payments, making deposits and sending out membership cards and the office has been real busy.

MAINTENANCE REPORT: Joe Ortega reported that he has been busy with the pool and trying to keep everything alive, picked up the tank and pump that we purchased from the Deeter's, worked at

the River Park, and informed the Board that one of the ladders on the pool has been repaired so many times and it just needs to be replaced.

MOTION:

Ernie DeWinne made a motion for Joe to purchase a new ladder for the pool to replace the broken one. JoAnn Kickler seconded the motion.

- The Board voted unanimously and the motion passed.

WELCOMING COMMITTEE: Kay Mauldin reported that the committee has welcomed one new resident since the last Board Meeting.

BEAUTIFICATION COMMITTEE: Jennifer DeWinne reported that she spoke with the guy at Txdot and was told that we could take down the three dead trees at the front entrance if we want or we could wait until later this fall and they will come and cut them down and pile up the wood for residents to get. Jennifer asked if anyone checked on Rapid Circle to see if the county was going to repair it this year, the Board advised that they will ask John Andrade and find out. Jennifer asked if the fountain in the park had been repaired, Joe advised he hasn't gotten to it yet. Jennifer asked if the spotlights on the flags at the front entrance have been repaired, Joe advised he hadn't heard that it was broken and will look at it. Jennifer asked the Board if they could look at the budget and see if there are funds available to update the office by adding carpet, vinyl or tile, the Board advised they will look at the budget after pool season is over and let them know at that time.

RECREATION COMMITTEE: Mary Kae Leland reported that she received a flyer a couple days ago on a new Mini Moon Climber that a church purchased and doesn't have the need for it after all and would like to know if we wanted to make an offer on it. Mary Kae informed the Board that she didn't have time to get a committee together to figure out the feasibility of how useful it would be to the community and a costs analysis for the fall surface for the equipment and will get back with the Board as soon as they do.

ACC: Wayne Mauldin reported that the ACC approved two fences, one new home and a pergola since the last Board Meeting.

OLD BUSINESS: Ernie reported that they met up with John Andrade and were told that they have ordered our road signs and did a traffic survey and will also be putting up additional stop and yield signs. John Andrade advised Ernie since the lack of rain they county will be working on chip and seal work and the radius work on the roads that they completed last year. JoAnn reported that we only received dedicated donations of \$200.00 towards a dumpster and advised the Board that we should try again in the fall and see if we get more donations towards getting a dumpster for the subdivision for a weekend.

NEW BUSINESS: The Board and guests discussed the complaints about the pool being closed on Friday's. The Board advised that with the lack of volunteers the pool will continue to be closed on Friday's until the purchase of the Water Company is complete with the office being open on Friday, unless we can get volunteers to work prior to that. Ernie DeWinne reported that Saturday was the end of the thirty day window for the last day for anyone objecting the sale of the transfer of the Water Company. Ernie advised that they received the contract form Leonard Davis and had our Attorney review it and asked for a couple changes to be made that Mr.

Davis will complete this week. Ernie advised that once the contract is finalized and TCEQ's approves and we notify the USDA they will send the money electronically and it will be finalized. Ernie advised that the Water Supply Corporation opened a bank account at Bandera First and they have a check capture system that would simplify things and would like to change the homeowners account to there as well to take advantage of that. Ernie advised that he was contacted by Maverick Internet and was asked if they could put an antenna on the water tower which would give free internet service for the office and would allow the residents more options to have high speed internet service.

MOTION:

JoAnn Kickler made a motion to authorize opening an account at Bandera First for the Homeowners Association and initiate the remote capture service, with authorize Ernie DeWinne and Richard Lingk to sign checks.

Debbie McAlister seconded the motion.

- The Board voted unanimously and the motion passed.

The Board discussed a letter they received asking to have the trash cans put back at the Mail Center. The Board and guests discussed and agreed that with so many people abusing it and throwing their household trash away there we won't be putting them back.

Wayne Mauldin reported that the ACC will be moving upstairs to make room for the BRR Water Supply Corporation and advised that they need a new printer. Ernie recommends that we move the printer/scanner that we just purchased upstairs for the ACC and purchase a better laser printer so the DRROA and BRRWSC can share.

The Board discussed a bid they received from D'Spain for a mini split air conditioning system for the office upstairs and downstairs for \$5,503.18. The Board discussed and asked if Joe could see how fast it could be installed so we will know when it gets closer to the purchase of the Water Company so we don't commit until the money is available.

MOTION:

JoAnn Kickler made a motion to adjourn.

Ernie DeWinne seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

[Reminder of the next Regular Meeting, June 14, 2011](#)