

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**JUNE 14, 2011**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

Ernie DeWinne                      Debbie McAlister                      JoAnn Kickler                      Richard Lingk

**OTHERS IN ATTENDANCE:**

Edsel & Rita Young                      Tom Kickler                      Wayne & Carole Overman                      Suzy Livesay  
Bob & Lynn Kaska                      Everet Rogers                      Virginia & David Harrell                      Jennifer DeWinnee  
Scott MacNaughton                      Karen Brucks                      Bruce & Mary Kae Leland

The meeting was called to order by President Richard Lingk at 7:05 p.m. June 14, 2011.  
Each Director read the Minutes of the April Meeting.

**MOTION:**

Ernie DeWinne made a motion to accept the May Minutes as presented.  
JoAnn Kickler seconded the motion.

- The Board voted unanimously to accept the May Minutes as presented.
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**Guest Speaker:**

Scott MacNaughton Sheriffs Deputy of Community & Public Relations advised that he is here to get more involved in the communities and get to know the people and issues and concerns that we may have. There were discussions on speeding in the neighborhood on the main roads, Heinen Rd and Settlers Lane, ATV's in the neighborhood that are not registered or licensed on the county roads, fireworks being shot off in the subdivision, non-members using the River Park, dogs running around loose in the neighborhood and dumping in the subdivision. Mr. MacNaughton said he will write up a report and try to have more officers during the peak hours to run traffic and try to get people to slow down as their first step.

**TREASURER REPORT:** Ernie DeWinne reported that there is a total of \$84,686.52 in checking and savings as of May 31, 2011. The Board and guests went over the presented balance sheet and profit and loss statement.

\$ 18,848.50 Designated funds  
\$ 64,415.85 General funds  
\$ 1,422.17 Improvement funds

**MOTION:**

Debbie McAlister made a motion to accept the Treasurers Report as presented.  
Bernear Deeter seconded the motion.

- The Board voted unanimously and the motion passed.

**CORPORATE SECRETARY:** JoAnn Kickler reported that as of today we have received dues from 298 out of our 400 members which is \$90,485.00. JoAnn also reported that two members are still paying off their payment plan from last year and cannot use the facilities until that is paid in full and they start paying for this year, we have three new members on payment plans this year and we still have four accounts with our Attorney at that time. JoAnn reported that the insurance has been renewed and the premiums stayed the same as last year for all policies except our auto insurance which went down \$30.00. The Board talked about the new bills that may pass regarding homeowners association and looking into what it would cost to use a collection agency instead of our Attorney to collect delinquent dues.

**EXECUTIVE SECRETARIES REPORT:** Karen Brucks reported that she has been really busy working on billing and getting out membership card along with regular duties.

**MAINTENANCE REPORT:** Richard Lingk read over Joe's report, trimmed up cedar trees at new mail center, trimmed the plants and replaced lights on the flags at the front entrance, trimmed plants at the office, watered all plants at mail centers front entrance and the office on a weekly bases with the new water tank with pump, mowed at the River Park bank the office and front entrance, weeded and mulched the old mail center, replaced showerheads and is cleaning the bathrooms on a regular basis, fixed the fuses on the tennis courts, rewired the new air conditioner upstairs, cleaned the office, serviced the pool on a daily basis and fenced off Saddle Horn and a road that ran across the back of some properties to deter people from dumping. The Board and guests addressed the trash and brush dumped on some properties on Saddle Horn and other places in the subdivision where people are dumping personal trash. Possible suggestions were to take the things that can't be burnt to the Kerrville landfill for \$51.00 per ton and burn the remaining brush when we are out of the burn ban.

**WELCOMING COMMITTEE:** Bernean Deeter reported that the committee welcomed two new families since the last Board Meeting.

**BEAUTIFICATION COMMITTEE:** Jennifer DeWinne advised the Board that the signs around the pool need to be replaced and would like for them to all be put in one central location and asked the Board to look at them with her to figure out what can be done. The Board and guests discussed the pool deck and splinters, Richard said he would look at it with Joe and see if boards need to be replaced or sanded. Jennifer said she would like to see fencing put up around the trees at the office and mail centers instead of the black plastic pipes to protect the trunks, Jennifer said she will price around and report back to the Board.

**RECREATION COMMITTEE:** Mary Kae Leland advised the Board that she will no longer have the program to do the map for the directory next year and the program costs around \$250.00, Mary Kae also asked for bids to have it done in the future to see which way the Board wants to go. Mary Kae presented the two bids to the Board to review, n-pact charges \$60.00 per hour with a minimum of one hour and Ocean-graphics LLC charges \$90.00 per hour with one hour minimum. Both companies will supply us

with a disk of the updated map on it to take to be printed. The Board will discuss and get back with her on their decision.

Jennifer DeWinne reported that one of the swings on the swing set is fraying and needs to be replaced, the Board will look at it and have Joe pick one up. Mary Kae asked the Board if Joe can blow off the tennis courts soon, the Board agreed. Mary Kae advised the Board that she is in contact with some people that maintain tennis courts to get some advice on how to maintain them.

**ACC:** Tom Kickler reported that the ACC approved two fences and a storage building since the last Board Meeting.

**OLD BUSINESS:** Richard Lingk reported that Zane Everett donated an air conditioner for the upstairs which saved the association from buying one for the ACC. Richard reported that several members asked that we change and extend the pool hours and that has been done, now the new pool days and hours are; Tuesday through Friday 10am to 7pm and Saturday and Sunday from noon to 7pm. Ernie DeWinne advised that he hasn't had a chance to prepare a vendors lien on the property that the DRROA is selling to the Moore's and as soon as he gets that ready Jennifer will give us a check for the amount due.

Ernie advised that he talked to the financial analyst at TCEQ and she has signed off on our application as well as the supervisors and was on a desk for a letter to be prepared to tell us it was approved but we haven't received it yet. Ernie advised that since Monday is the 20<sup>th</sup> and we want to have it transferred on a billing cycle it could be next month.

Mary Kae asked if they should hold up on the new directory until the purchase of the Water Company is complete, the Board agreed to delay the new directory until the purchase is complete.

**NEW BUSINESS:** The Board discussed the flags at the front entrance and if we wanted to just fly them on holidays to save on expenses or fly them all year long, the Board decided that as long as the lights keep working and we only buy a few sets a year it's best to keep them up.

Ernie advised the Board and guests that the county is reorganizing the precincts for voting and he was put into precinct 4 and should be in one and has been told they will put him back in precinct one, and wanted to know what would be best for the subdivision to either keep it split so we will have representation by both commissioners or try to petition to have our whole subdivision in one precinct.

**MOTION:**

Ernie DeWinne made a motion to adjourn.

Bernean Deeter seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

Reminder of the next Regular Meeting, July 12, 2011