

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**AUGUST 9, 2011**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

Ernie DeWinne	Debbie McAlister	JoAnn Kickler	Richard Lingk
Wayne Mauldin	Bernean Deeter		

**OTHERS IN ATTENDANCE:**

Kay Mauldin	Walt & Diane Lenamon	Tom Kickler	Wayne Overman
Edsel & Rita Young	Stoney McAlister	Jennifer DeWinne	Mary Kae Leland
Karen Brucks			

The meeting was called to order by President Richard Lingk at 7:00 p.m. August 9, 2011.  
Each Director read the Minutes of the July Meeting.

**MOTION:**

Ernie DeWinne made a motion to accept the July Minutes as presented.

Bernean Deeter seconded the motion.

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

**TREASURER REPORT:** Ernie DeWinne reported that there is a total of \$102,468.14 in checking and savings as of July 31, 2011. The Board and guests went over the presented balance sheet and profit and loss statement.

\$ 21,637.18	Designated funds
\$ 79,408.79	General funds
\$ 1,422.17	Improvement funds

**MOTION:**

JoAnn Kickler made a motion to accept the Treasurers Report as presented.

Debbie McAlister seconded the motion.

- The Board voted unanimously and the motion passed.

**CORPORATE SECRETARY:** JoAnn Kickler reported that we sent out certified letters to 46 delinquent members adding on the 8% per annum late fee and the cost of the certified mailings. JoAnn reported that as of today 30 of those have either paid in full or started payment plans. JoAnn stated that we have 9 members on a payment plan and 4 members at our Attorney. JoAnn advised that she has supplied the Board with information on collection agencies for them to review before the next Board Meeting. JoAnn reported that she will give the remaining delinquent members one more call and inform them that if they do not pay in full or start a payment plan their accounts will be turned over to an agency for collections.

**EXECUTIVE SECRETARIES REPORT:** Karen reported she will be sending out late fees next week. Karen stated that she needs all newsletter articles by September 13<sup>th</sup> at the next Board Meeting and will be putting up posters for the open positions on the Board. Karen advised that she will need volunteers next month to help stamp and stuff envelopes for the fall mail out.

**MAINTENANCE REPORT:** The Board read over Joe's report and advised everyone that the pool was closed due to maintenance for a couple days due to the pump motor burning out. Richard advised that the Board authorized Joe to purchase a 550 gallon collection tank to recover the water from the backwash of the pool to be used to water the front entrance, mail centers and the trees and plants around the office. Richard advised that Joe has been spraying all the non-county roads weekly.

**WELCOMING COMMITTEE:** Kay Mauldin reported that the committee welcomed three new families since the last Board Meeting.

**BEAUTIFICATION COMMITTEE:** Jennifer DeWinne advised that it has been too hot to get out and look at anything but what she's seen looks good and thanked Joe for trimming at the front entrance and putting up the yellow swings in the park. Jennifer asked if Joe could sweep off the rocks in the road from where he fixed a water leak on the corner of Kings Ranch Rd. and River Ranch Dr., Richard said he would get with Joe on this. Jennifer asked if the tall cactus plant that is dead at the old mail center could be taken out, Richard said he would get with Joe on this. Jennifer presented the Board with new signs that they would like to see at the pool that meet the requirements for compliance. The Board reviewed the signs and authorized them to purchase the plastic signs that meet the compliance requirements.

**RECREATION COMMITTEE:** Mary Kae Leland advised that the guy coming out to look at the tennis hasn't returned her call yet, but wants him to come out and give us a bid on how much it would cost to fix the cracks or inform us how to fix them ourselves. Jennifer showed the Board some butterflies that they would like to replace the old ones on the glass doors to the restrooms; the Board gave her approval to change them out.

**ACC:** Wayne Mauldin reported there have been no applications submitted to the ACC since the last Board Meeting.

**OLD BUSINESS:** Richard Link reported that the Board had a dumpster delivered to the dump site and Joe has picked up all the stuff that can not be burned as well as picking up stuff along the sides of the roads to fill it up. The Board and guests discussed several complaints of unsightly properties and home sites that are in violation of the covenants and restrictions and the Board advised that they are going to ask everyone in the community to clean up their properties and will address this at the annual meeting and put it in the news letter and if it isn't taken care of they will drive around and make a list of properties in violations and send out letters. The Board and guests discussed closing the pool early this year due to the extreme drought conditions and lack of volunteers, the Board discussed closing the pool the day after Labor Day and will discuss it further up until that time.

**NEW BUSINESS:** The Board discussed putting a combination lock on the restrooms so it will be available for people that use the park after office hours and the weekends and agreed to change out the lock to a combination lock tomorrow.

Wayne Overman reported that they got approval from the TCEQ and is waiting for approval from the USDA to purchase the Water Company.

The Board and guests discussed the Annual Meeting and agreed to have brisket, sausage and hotdogs again this year and have people call JoAnn Kickler or Rita Young to coordinate the side dishes. Mary Kae advised that she will not be able to do much for the annual meeting and needs to find someone to coordinate the hayride this year. The Board and guests discussed and agreed to put up posters and on the internet asking for a volunteer by September 15<sup>th</sup> to coordinate the hay ride or we will not be able to continue the tradition this year.

**MOTION:**

JoAnn Kickler made a motion to adjourn.

Debbie McAlister seconded the motion.

- The Board voted unanimously and the meeting was adjourned.

Reminder of the next Regular Meeting, September 13, 2011