

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
SEPTEMBER 13, 2011
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Ernie DeWinne	Debbie McAlister	JoAnn Kickler
Richard Lingk	Bernean Deeter	Bill Dillard

OTHERS IN ATTENDANCE:

Tom Kickler	Wayne Overman	Ken Clark	Stoney McAlister
Jennifer DeWinne	Joe Ortega	Karen Brucks	Richard & Jane Pratt

The meeting was called to order by President Richard Lingk at 7:00 p.m. September 13, 2011.
Each Director read the Minutes of the July Meeting.

MOTION:

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

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

TREASURER REPORT: Ernie DeWinne reported that there is a total of \$102,207.56 in checking and savings as of August 31, 2011. The Board and guests went over the presented balance sheet and profit and loss statement.

\$ 19,211.66	Designated funds
\$ 81,573.73	General funds
\$ 1,422.17	Improvement funds

MOTION:

Debbie McAlister 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 have 12 member on payment plans and 4 with our attorney at this time. JoAnn stated that we have 6 members that are delinquent with HOA dues and after several letters and phone calls she suggests that we turn them over to an agency for collections. JoAnn asked the Board if they reviewed the information on the collection presented at the last meeting, the Board discussed and advised JoAnn to call the agency that is the most experienced with HOA's and set up a meeting with them.

EXECUTIVE SECRETARIES REPORT: Karen reported that she needs any last news letter articles as soon as possible. Karen advised that she will be picking up supplies for the fall mail out and will be asking for volunteers to help stamp and stuff.

MAINTENANCE REPORT: Joe Ortega reported that he has been watering twice a week to try to keep everything alive. The Board discussed possibly purchasing a larger water tank and running a pvc pipe out to the playground area with a faucet so we could use the water we are collecting from the pool to water the trees. Ernie advised that we purchased 11,000 gallons of water from the city waste water plant and would like to have the city deliver 2,000 gallons to soak the trees in the park. The Board discussed and agreed to have the city deliver 2,000 gallons of water Thursday morning.

Joe asked if they wanted him to run the lower pump on the pool to keep the algae from growing, the Board discussed and advised to run the lower pump at least eight hours a day to keep the pool chlorinated. Joe reported that Brad left Wednesday and he hasn't heard from him since.

WELCOMING COMMITTEE: Bernean Deeter reported that the Welcoming Committee welcomed one new family since the last Board meeting.

BEAUTIFICATION COMMITTEE: Jennifer DeWinne reported that she will be contacting Txdot to make sure we are on their list to cut down the dead trees at the main entrance in the Fall. Jennifer advised that she finished replacing the pool signs and will be putting up the no-trespassing signs soon.

RECREATION COMMITTEE: Bernean Deeter advised the Board that Mary Kae received a quote from TGB Tennis Courts to refill the cracks in the tennis courts for \$1,680.00 and pressure wash for \$900.00. The Board discussed and thought they were told by the guy to not pressure wash the courts and would like to see if we could get some of the materials and try to refill the cracks on a small portion ourselves to save some money. The Board will table the discussion until they hear more information from Mary Kae.

ACC: Tom Kickler reported that the ACC approved one new shed since the last Board meeting.

AUDIT COMMITTEE: Richard Link reported that the audit is complete and will present a report at the Annual Meeting.

OLD BUSINESS: The Board discussed the children's activities at the Annual Meeting and if we do not get a volunteer before the newsletters go out we will cancel the Trick or Treat Hayride, costume contest and piñata. Joe will be cooking the brisket, sausage and hotdogs, Rita Young and JoAnn Kickler will be coordinating side dishes, and we still need people to set up. JoAnn suggested that we eat before the meeting this year because it's hard to keep the food warm, the Board discussed and will open the meeting at 3:00pm with last call for ballots and adjourn the meeting until the ballots have been counted which during that time everyone will eat.

NEW BUSINESS: Ernie advised that the Fire Marshal came into his office last week and advised that he is going to the City Council to see if they will pass a temporary ordinance to ban outdoor grilling and that we need to impress upon our homeowners to be aware of potential fire hazards especially since the fire last week. The Board asked to have a notice put on the website to limit all outdoor grilling to gas grills only. Ernie asked the Board to authorize the mowing of the two lots on the corner of Kings Ranch Rd and Firewheel Drive and other lots in the subdivision that are a fire hazard and bill the members.

A guest advised that he lives on the corner of Kings Ranch and Firewheel, that two homes adjacent from him are feeding the deer and there are at least 50 to 60 deer on each lot and believes it's a health hazard. The Board advised that they had someone that said they could trap and relocate the deer but it's very costly.

MOTION:

JoAnn Kickler 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, October 11, 2011