

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

DIRECTORS PRESENT WERE:

Debbie McAlister Bernean Deeter JoAnn Kickler Ernie DeWinne

OTHERS IN ATTENDANCE:

Wayne Overman Fred Sowerby Jennifer DeWinne Stoney McAlister
Tom Kickler Jon Kindred Al & Yvonne Maya Ted & Jamie Kohutek
Nancy & Bruce Buttler Karen Brucks Sandra & James Jennings

The meeting was called to order by 3rd Vice President Bernean Deeter at 7:00 p.m. November 8, 2011. Each Director read the Minutes of the October Meeting.

MOTION:

Debbie McAlister made a motion to accept the October Minutes as presented.

JoAnn Kickler seconded the motion.

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

TREASURER REPORT: The Board and guests went over the presented treasures report. There is a total of \$95,474.97 in checking and savings as of October 31, 2011. The Board and guests went over the presented balance sheet and profit and loss statement.

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 she met with the Bandera County Engineer Ray Rendon and received the new flood zone maps for the subdivision. JoAnn advised that she was told that if any residents are in a flood zone they can meet with him and he will evaluate their property and in most cases they can get an elevation certificate to take them out of the flood zone.

JoAnn reported that we have two accounts with our Attorney, three accounts with our collection agency with one more prepared to go and one account that will be going to the sheriffs auction for tax sale. JoAnn stated that we have one account that she wants to speak with the Board about in an Executive Session. JoAnn expressed her concern for the ten accounts that are on payment plans; out of them one is three months behind, five are two months behind and two that are one month behind. The Board discussed and agreed to send letters certified and regular mail advising the members that their accounts must be current within two weeks or they will be sent to an agency for collections.

MOTION:

Debbie McAlister made a motion to send certified and regular letters to all delinquent members on payment plans advising them that they must bring their accounts current within two weeks or their accounts will be turned over to an agency for collections.

Ernie DeWinne seconded the motion.

- The Board voted unanimously and the motion passed.

EXECUTIVE SECRETARIES REPORT: Karen Brucks reported that it's business as usual and advised the Board of her vacation time for Thanksgiving and the Christmas holidays.

MAINTENANCE REPORT: The Board went over Joe's report and advised that Joe has been busy getting ready for the annual meeting, worked at the mail centers adding wire around all the plants to keep them safe from the deer along with mulching around the flowerbeds at the mail centers and office. Joe reported that he repainted the cable fence red at the office and river view park. The Board discussed and will ask Joe to start putting up Christmas lights the week after Thanksgiving.

WELCOMING COMMITTEE: Debbie McAlister reported that one new family was welcomed this month.

BEAUTIFICATION COMMITTEE: Jennifer DeWinne reported that she presented the winners of the Landscaping awards with signs in their yards and a \$25.00 gift certificate to Brick's River Café. Jennifer reported that there is a flood light out at the mail center on River Ranch and the Board will get with Joe on this. Jennifer advised that she is signing up volunteers to pick up trash on Kings Ranch Rd starting at Old Camp Road going towards the highway and asked if anyone would like to sign up for a month.

ACC: Tom Kickler reported that the ACC approved one fence and a shed since the last Board meeting.

OLD BUSINESS: Bernean Deeter advised that the Board has to file all rules and new HOA procedures with the County before the new year and needs to set up a meeting for the Board to review them and get them ready. The Board discussed and set a meeting for Thursday November 17th at 11:30 am in the DRROA office.

Reminder of the next Regular Meeting, January 10, 2012

MOTION:

Ernie DeWinne made a motion to adjourn into Executive Session.

JoAnn Kickler seconded the motion.

- The Board voted unanimously and the meeting was adjourned into Executive Session.