

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JANUARY 10, 2012
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

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

OTHERS IN ATTENDANCE:

Mary Dillard Kay Mauldin Bruce Butler Karen Brucks

The meeting was called to order by President Richard Lingk at 7:00 p.m. January 10, 2012.
Each Director read the Minutes of the November Meeting.

MOTION:

Ernie DeWinne made a motion to accept the November Minutes as presented.
JoAnn Kickler seconded the motion. - The Board voted unanimously and the motion passed.

ACTION BETWEEN MEETINGS: Debbie McAlister reported that the Board voted and approved Christmas bonuses for the employees. Debbie advised that the Board met twice to go over the new Policy & Procedures and approved them to be sent to our Attorney to finalize, they are now finished and recorded in the county court house.

BOARD POSITIONS: Richard Lingk reported that each year the Board has to elect positions on the Board and opened up nominations for President.

JoAnn Kickler nominated Richard Lingk for President, no other nominations were made.
Debbie McAlister seconded the motion. - The Board voted unanimously and the motion passed.

Bernean Deeter nominated Wayne Mauldin for First Vice President, no other nominations were made.
Richard Lingk seconded the motion. - The Board voted unanimously and the motion passed.

Bernean Deeter nominated Bill Dillard for the Second Vice President, no other nominations were made.
JoAnn Kickler seconded the motion. - The Board voted unanimously and the motion passed.

Debbie McAlister nominated Bernean Deeter for Third Vice President, no other nominations were made.
Wayne Mauldin seconded the motion. - The Board voted unanimously and the motion passed.

JoAnn Kickler nominated Debbie McAlister for Fourth Vice President, no other nominations were made.
Bernean Deeter seconded the motion. - The Board voted unanimously and the motion passed.

Debbie McAlister nominated JoAnn Kickler for Corporate Secretary, no other nominations were made.
Bernean Deeter seconded the motion. - The Board voted unanimously and the motion passed.

JoAnn Kickler nominated Ernie DeWinne for Treasurer, no other nominations were made.
Bernean Deeter seconded the motion. - The Board voted unanimously and the motion passed.

COMMITTEES CHAIRMEN 2012: The Board went over the past Committee Chairmen from 2011 and agreed to combine Recreation with the Pool Attendants for 2012. Richard will ask Mary Kae Leland if she wishes to stay on as Recreation Chairman and Anne Graves if she wishes to stay on as Beautification Chairman and report at the February Board Meeting. All other Chairmen agreed to continue with their committee with the exception of JoAnn Kickler because she is up for re-election this year and Debbie McAlister will take her place as Nomination Chairmen. The Board discussed and will put together a job description for the Recreation/Pool Attendant Chairmen. The Board gave Joe Ortega authority over beautifying and maintaining the common areas and the Beautification Committee will be responsible for the Landscape and Christmas awards.

Committees Chairmen 2012

ACC	Wayne Mauldin
Nominating Committee	Debbie McAlister
Recreation / Pool Attendants	TBD
Audit & Finance	Richard Lingk
Welcome & Hospitality	Kay Mauldin
Beautification	TBD
Collections & Insurance	JoAnn Kickler
Roads	Richard Lingk
Document Review Committee	Bernean Deeter

TREASURER REPORT: The Board and guests went over the presented treasures report. There is a total of \$84,119.04 in checking and savings as of December 31, 2011. The Board and guests went over the presented balance sheet and profit and loss statement. The Board discussed keeping Brandon on the payroll with minimal hours helping Joe with projects using the remainder of the Pool Attendant salaries and the extra from the regular salaries.

\$ 16,542.36 Designated funds
\$ 66,154.54 General funds
\$ 1,422.17 Improvement funds

MOTION:

Bill Dillard made a motion to put the loan to the BRR Water Supply Corporation on the balance sheet. Ernie DeWinne seconded the motion. - The Board voted unanimously and the motion passed.

MOTION:

Bernean Deeter made a motion to accept the Treasurers Report as presented. Wayne Mauldin seconded the motion.
- The Board voted unanimously and the motion passed.

CORPORATE SECRETARY: JoAnn Kickler reported that we have four accounts on payment plans, seven accounts at our collection agency, one account will be sold at sheriffs auction in the near future, and two accounts with our Attorney, which one is on a payment plan and the other is in bankruptcy. JoAnn asked the Board if we should go ahead and pay the attorney fees for the account that is in bankruptcy because there are fees being assessed each month by our attorney on this account and those can't be added to their bankruptcy and we would be responsible for them.

MOTION:

Ernie DeWinne made a motion to pay the Attorney fees which is approximately \$750.00 on the bankruptcy account so no other fees will be accessed. Debbie McAlister seconded the motion. - The Board voted unanimously and the motion passed.

EXECUTIVE SECRETARIES REPORT: Karen reported that she needs volunteers to help bind resident directories since we only have seven together right now. Karen advised that the free trial PDF software has expired and would like to purchase it the complete corporate edition for \$40.00, the Board agreed. Karen presented the decal proofs for the 2012-2013 fiscal year that she had Bandera Signs and Banners put together and asked the Board for input, the Board agreed with the proofs and asked to have the fiscal year on it.

MAINTENANCE REPORT: The Board read of Joe Ortega's report and advised that he took off some vacation time, reworked the rail at the old mail center, check and tested the light at the new mail center, put up and took down Christmas lights, took down the tree at the office, re-cemented the volleyball pole, fixed potholes as well as his regular duties.

WELCOMING COMMITTEE: Kay Mauldin reported that the committee welcomed two new families.

ACC: Wayne Mauldin reported that the ACC approved one storage building and one patio cover.

DOCUMENT & REVIEW COMMITTEE: Bernean Deeter reported that the committee has been reviewing the Covenants and Restrictions and each answer they get from questions sent to our Attorney generates more questions and said they have a lot of questions still. Bernean advised that there should be a turnover document from Leonard Davis turning over control from Planned Properties to the DRROA, and asked our Attorney what it would cost to prepare one. Our Attorney advised that he would be happy to meet with the Committee and would charge a flat fee of \$250.00 to answer any questions and advised that the turnover document should be no more than \$200.00 to prepare.

MOTION:

Richard Lingk made a motion to authorize \$250.00 for the Document & Review Committee as well as the ACC to meet with our Attorney to get answers to their questions on updating the Covenants and Restrictions. Debbie McAlister seconded the motion. - The Board voted unanimously and the motion passed.

OLD BUSINESS: Richard Lingk advised that the Board needs to vote on what to charge the BRR Water Supply Corporation for rent. The Board discussed and feels that \$250.00 for the use of a portion of the facility, utilities and equipment sounds fair, starting with November. This would be on a trial basis and the rent could be adjusted in the future.

MOTION:

JoAnn Kickler made a motion to charge the BRR Water Supply Corporation \$250.00 a month starting in November on a trial basis.

Wayne Mauldin seconded the motion.

- The Board voted, 5 voted yes, 1 abstained and 1 voted no, the motion passed.

MOTION:

Bill Dillard made a motion to not rent space to the BRR Water Supply Corporation until the full amount of the loan is paid back to the DRROA.

No seconded was made. - Motion did not pass.

The Board discussed the loan to the BRR Water Supply Corporation and will ask them for a promissory note as to when they will pay it back.

The Board reviewed a bid for a 34x26 equipment building from Polly Peak Storage for \$7,635.68 so all the DRROA equipment can be in one place on DRROA property instead of at Joe Ortega's house. The Board discussed and would like to receive more bids before making a decision and will try to get a couple more before the February Board Meeting. The Board also discussed putting it on a concrete foundation with a security fence.

MOTION:

Bernean Deeter made a motion to pursue building an equipment building and getting a couple more bids before the February Board Meeting.

JoAnn Kickler seconded the motion. - The Board voted unanimously and the motion passed.

NEW BUSINESS: Ernie DeWinne asked if the Association would be interested in hosting a political candidate forum for the upcoming elections for Constable, County Commissioners and Sheriff. The Board discussed and would like to hear what they all have to say, and said it could be done at 6:00 pm before a future Board Meeting giving them each time to speak. The Board advised that they would need a commitment from them before we proceed in putting up fliers and adding it to our website so people would know, Ernie volunteered to organize it.

Ernie advised that he will have a budget ready to be reviewed by the Board in an Executive Session after the February Board Meeting, and the finalized budget will be presented and voted on at the March Board Meeting.

Reminder of the next Regular Meeting, February 14, 2012

MOTION:

Bernean Deeter made a motion to adjourn.

Bill Dillard seconded the motion.

- The Board voted unanimously and the meeting was adjourned.