

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**FEBRUARY 21, 2012**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

Debbie McAlister    Wayne Mauldin    Bernean Deeter    Ernie DeWinne    JoAnn Kickler

**OTHERS IN ATTENDANCE:**

Mary Kae Leland    Bruce Leland    Tom Kickler    Wayne Overman    Karen Brucks

The meeting was called to order by 1<sup>st</sup> Vice President Wayne Mauldin at 7:00 p.m. February 21, 2012. Each Director read the Minutes of the January Meeting.

**MOTION:**

Ernie DeWinne made a motion to accept the January Minutes as presented.  
Bernean Deeter seconded the motion. - The Board voted unanimously and the motion passed.

**TREASURER REPORT:** The Board and guests went over the balance sheet and profit and loss statement presented by Ernie DeWinne. There is a total of \$74,872.61 in checking and savings as of January 31, 2012. The

**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 reported that we have two accounts on a payment plan, six accounts at our Collection Agency which two of those have been paid and we are waiting for our corrected payment. JoAnn also reported that one account will be sold at sheriff's auction in April and if the property sells for more than is owed in taxes we can contact Bandera County Attorney Enio Zapata and he will help us with collecting our past dues. We also have two accounts at our Attorney one on a payment plan and the other in bankruptcy which we have pre-paid the legal fees so we won't receive any more bills on this account.

**EXECUTIVE SECRETARIES REPORT:** Karen Reported that she needs volunteers to bind residents directories.

**MAINTENANCE REPORT:** The Board and guests read over Joe's report. Joe has been spreading mulch and cleaning up the mail centers, replaced the flags and cleaned the front entrance, painting the restroom floors and concrete walls, put up new shower curtains as well as installing a new urinal. Joe reported that he will start mowing and spraying for weeds soon. Joe advised that he would like to replace the three commodes and has found some for \$69.99 to \$88.00 each. Joe also reported that we need to replace one tennis court net and can get a commercial one for \$157.00.

**MOTION:**

Ernie DeWinne made a motion to authorize funds to purchase three new commodes.  
JoAnn seconded the motion. - The Board voted unanimously and the motion passed.

**MOTION:**

Debbie McAlister made a motion to purchase a new tennis court net for \$157.00.  
Ernie DeWinne seconded the motion. - The Board voted unanimously and the motion passed.

**ACC:** Wayne Mauldin reported that the ACC has approved one new home, one storage building and two fences.

**DOCUMENT & REVIEW COMMITTEE:** Bernean Deeter reported that in January the committee met with the HOA Attorney Tom Placier to discuss amending the Covenants and Restrictions. The committee was advised that since Bandera River Ranch has three sets of Covenants and Restrictions (Unit 1, Unit 2 & 3 and Units 4,5,6 & 7) that each set must be voted on and approved by a two-thirds vote of the property owners for the appropriate unit(s). Bernean advised that Tom Placier will investigate into the case laws to see if we can amend using two-thirds approval of the total property owners combined together and as of today she has not heard from Mr. Placier.

**OLD BUSINESS:** The Board and guests discussed the three bids submitted for an equipment building so all HOA equipment can be stored in one place. The Board agreed to wait for the remaining bid to come in and will revisit at the March board meeting.

**NEW BUSINESS:** Ernie DeWinne suggested that the DRROA change banks from Bandera Bank to Bandera First State Bank because of the services they offer. Ernie advised that BFSB has a check capture system that saves time by allowing us to deposit incoming checks online and we would then shred those checks within 30 days after they clear. Ernie advised that the BRRWSC has been using BFSB and the check capture system for a few months now and all BFSB would have to do is come out and download the program for us and we are ready to go. Ernie also suggested that we close the BVA Compass account and move that money into a money market account at Bandera Bank and transfer money into that account on a monthly basis so we can still have a relationship with Bandera Bank and have that account set up for our loan on the roads can be debited from.

**MOTION:**

JoAnn Kickler made a motion to open a money market account at Bandera Bank and to close the BVA Compass account.

Debbie McAlister seconded the motion. - The Board voted unanimously and the motion passed.

**MOTION:**

Bernean Deeter made a motion to open an operating account at Bandera First State Bank for deposits of our monthly business and to pay bills.

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

**MOTION:**

Debbie McAlister made a motion to authorize Richard Lingk, Wayne Mauldin and Ernie DeWinne to sign checks at Bandera First State Bank on the operating account. Richard Lingk and Ernie DeWinne to sign checks on the money market account at Bandera Bank.

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

Ernie advised the Board that the BRR WSC uses Bandera First State Bank and has authorized debit cards for Joe Ortega and Karen Brucks to use for purchases for the company instead of paying out of pocket and being reimbursed. Ernie stated that he would like to see the DRROA do the same thing and advised that all receipts are kept on file and reviewed by him.

**MOTION:**

JoAnn Kickler made a motion to authorize debit cards from Bandera First State Bank for Joe Ortega and Karen Brucks to use for purchases for the DRROA.

Bernean Deeter seconded the motion. - The Board voted unanimously and the motion passed.

Wayne Mauldin reported that we are down to two empty slots at the mail centers and need to purchase a new mail box unit. The Board reviewed the three bids and decided to go with The Mailbox Works 16 door unit for \$1,189.00 with a free pedestal and free shipping.

**MOTION:**

Wayne Mauldin made a motion to purchase a 16 door mail box unit from The Mailbox Works for \$1,189.00.

Ernie DeWinne seconded the motion. - The Board voted unanimously and the motion passed.

The Board and guests reviewed the proposed budget for the 2013 fiscal year and will post it at the mail centers for everyone to review. The 2013 fiscal year budget will be revised and voted on at the March Board Meeting.

Reminder of the next Regular Meeting, March 13, 2012

**MOTION:**

Ernie DeWinne made a motion to adjourn.

JoAnn Kickler seconded the motion.

- The Board voted unanimously and the meeting was adjourned.