

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**JUNE 12, 2012**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

Debbie McAlister      Wayne Mauldin      Ernie DeWinne      Bill Dillard      JoAnn Kickler  
Bernean Deeter gave her proxy vote to JoAnn Kickler for the June 12, 2012 Board Meeting.

**OTHERS IN ATTENDANCE:**

Joe DeHoyos      Stoney McAlister      Jennifer DeWinne      Kay Mauldin  
Tom Kickler      Douglas & Irma Parke      Karen Brucks

The meeting was called to order by 1<sup>st</sup> Vice President Wayne Mauldin at 7:00 p.m. June 12, 2012.  
Each Director read the Minutes of the May Meeting.

**MOTION:**

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

**TREASURER REPORT:** The Board and guests went over the presented Balance Sheet and Profit and Loss report.  
There is a total of \$133,902.86 in checking and savings as of May 31, 2012.

Ernie advised that he would like to record our revenue when it is billed instead of when it is received. Bill Dillard asked if he could also present an ageing report, Ernie advised that he will look at QuickBooks to see if that is possible.

**MOTION:**

Wayne Mauldin made a motion to change the way revenue is recorded to when it is billed instead of received.  
Bill Dillard seconded the motion. - The Board voted unanimously and the motion passed.

**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 five accounts at our collection agency and with the new laws we will only receive 65% of what they owe us because the collection agency can no longer add their fees on top. JoAnn advised that besides those five accounts all members have paid in full from last fiscal year or are on a payment plan. JoAnn reported that we have received payments from 288 out of 400 members and five members have started a payment plan for this year. JoAnn reported that our insurance has been renewed for this fiscal year for \$6293.43 which is \$395.04 less than last fiscal year.

**EXECUTIVE SECRETARIES REPORT:** Karen Brucks reported that she will be sending out the first late notice this week.

**MAINTENANCE REPORT:** The Board went over Joe Ortega's report. Wayne Mauldin reported that there have been several people at the river park that do not belong and the lock has been broken as well as the cable fence being damaged. Wayne reported that the lock has been replaced and the cable fence has been repaired. Wayne reported that the step on one of the pool ladders has been broken and Joe is getting bids on getting it fixed or replaced. Wayne reported that the association mower has been taken to DKL to have a new blade put on so it will work until the new deck comes in and can be installed. The Board revisited purchasing the truck that they have been looking at and agreed to offer to go to the bank and pay off the loan if the title can be sent directly to us.

**ACC:** Wayne Mauldin reported that the committee has approved a fence and an in ground pool this month.

**DOCUMENT & REVIEW COMMITTEE:** Bernean Deeter left her report with JoAnn Kickler. Bernean contacted our attorney, Tom Placier for an estimated cost of amending our Covenants and Restrictions. Tom Placier advised that the association is probably looking at expenses somewhere between \$3,500.00 to \$4,500.00 depending on the number of amendments being made. Mr. Placier advised that he would be glad to meet with the board to discuss ways to bring the costs down as low as possible. Bernean advised that this is a significant expense but necessary to amend our

documents that were written in the early 1970s. Bernean proposed that the committee meet with Mr. Placier in order to understand how to proceed. After meeting with him, Bernean thinks we should compile a document explaining to the property owners exactly what we are trying to do and how important it is for them to respond. We will ask them for their initial response, either favorable or unfavorable to get an idea of the property owners' opinions. Wayne Mauldin has written a first draft of this document and upon approval to proceed by the Board, they will arrange a meeting with Mr. Placier and then begin to finalize this document. Bernean advises that if we decide to proceed with this project there will be attorney expenses plus several mail outs.

**OLD BUSINESS:** Wayne Mauldin reported that the deposit on the equipment building has been made and they should be here to install it within the next few weeks. Wayne reported that when it's installed all the DRROA equipment can be moved here and we can have an inventory of what we own.

**NEW BUSINESS:** A resident presented some pictures of their backyard and the way it gets flooded when it rains. The residents asked the board what can be done to fix this problem. Wayne Mauldin advised that he will speak with the county to see if the roads they repaired redirected the flow of water and what they can do to fix this problem.

A resident asked the Board if they would think about changing the time allowed for pool parties from three hours to two hours because they feel it is too long and only allows five other people to use the pool during those times because the maximum allowed in the pool is 25. The Board discussed and will change the pool hours for parties from three hours two hours as soon as the rules can be recorded at the county court house, this will affect all parties except the one already made for July 28<sup>th</sup>.

**MOTION:**

Ernie DeWinne made a motion to change the time allowed for a pool party from three to two hours effective when the rules can be recorded with the county.

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

Reminder of the next Regular Meeting, July 10, 2012

**MOTION:**

Ernie DeWinne made a motion to adjourn.

Bill Dillard seconded the motion. - The Board voted unanimously and the meeting was adjourned.