

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
OCTOBER 9, 2012
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Richard Lingk Wayne Mauldin Ernie DeWinne Debbie McAlister JoAnn Kickler Bill Dillard
Bernean Deeter left her proxy vote with JoAnn Kickler for the October 9, 2012 Board Meeting.

OTHERS IN ATTENDANCE:

Bruce Leland Mary Kae Leland Kay Mauldin Tom Kickler Wayne Overman Karen Brucks

ACTION BETWEEN MEETINGS: Richard Lingk reported that the Board met in Executive Session on September 11, 2012 after the regular meeting to discuss and adjust the employees' salaries.

MINUTES:

The meeting was called to order by President Richard Lingk at 7:00 p.m. October 9, 2012.
Each Director read the Minutes of the September Meeting.

MOTION:

Wayne Mauldin made a motion to accept the September Minutes as presented.
Debbie McAlister 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 report presented by Ernie DeWinne. There is a total of \$119,145.32 in checking and savings as of September 30, 2012.

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 still have five (5) accounts at the collection agency totaling \$8,666.50 and have been there since November 2011, ten (10) accounts on payment plans totaling \$1,733.08, this is down from thirteen (13) accounts last month, seven (7) delinquent accounts totaling \$1,386.00 which is down from eleven (11) accounts last month, and one (1) account totaling \$2,150.56 that will go to court November 2nd and then up for sheriffs' auction. JoAnn reported that she has tried to call all the members that are delinquent and behind on their payment plans.

EXECUTIVE SECRETARIES REPORT: Karen Brucks reported that we have received 122 votes for the upcoming election at the Annual Meeting. Karen reported that a resident called and would like to use the upper part of the River Park to hold soccer practice twice a week since their time is being limited as to when they can practice on their fields; the board discussed and said this would be ok.

MAINTENANCE REPORT: Joe Ortega reported that he has mowed all the parks and mail centers, trimmed and painted the oaks at Overview Park and picked up trash. Joe reported that he will have everything ready for the annual meeting and will be cutting up some firewood down at the River Park and cooking at his house. Richard Lingk reported that he will be giving Joe and his helper projects to do over the winter to do as time allows. The Board discussed the signage of days and hours on the side of the building and will have that updated.

ACC: Wayne Mauldin reported that the committee has approved one (1) fence, two (2) storage buildings, one (1) screened porch addition and one (1) bedroom addition since the last board meeting.

ROADS: Richard Lingk reported that he spoke with John Andrade regarding Mesquite Circle and was advised that the road requires a total rehab and with the water storage this year it should be done next summer. Richard Lingk also reported that he was advised that the unfinished radiuses should be completed in the upcoming spring.

DOCUMENT & REVIEW COMMITTEE: The Document and Review Committee (DRC) has been investigating amending the Covenant and Restrictions of Bandera River Ranch. In order to amend the Covenants and Restrictions there must be approval by a two-thirds majority of all the lots in each Unit. Our subdivision is divided into three separate sections. Section One consists of Unit 1, Section Two consists of Units 2 & 3, and Section 3 consists of Units 4, 5, 6, and 7.

The purpose of the amendments would be to include the Architectural Control Committee Rules in the Covenants and Restrictions. We also asked the property owners about farm animals in the subdivision. We asked if they would like to (1) increase the required lot size from 1.25 acres to 3 acres, (2) not allow farm animals at all, or (3) leave as is. On September 1, 2012, the DRC mailed 400 survey cards and explanation letters to all property owners in Bandera River Ranch. This mail-out was to judge the property owners' interest in pursuing the amendments. We requested the survey to be returned by October 1, 2012 and will go over the final results at the annual meeting.

As of October 1, 2012 the results are:

OVERALL RESPONSE:		FARM ANIMALS	
400 mail-outs	233 returned (58%)	Increase lot size	80
Vote "Yes" to proceed:	261	No farm animals	156.5
Vote "No"	105	Leave as is	145.5

SECTION 1 (Unit 1 has 87 lots)		FARM ANIMALS	
Vote "Yes" to proceed:	35	Increase lot size	13
Vote "No"	16	No farm animals	13
		Leave as is	29

SECTION 2 (Unit 2 & 3 have 205 lots)		FARM ANIMALS	
Vote "Yes" to proceed:	80	Increase lot size	30
Vote "No"	25	No farm animals	43
		Leave as is	37

SECTION 3 (Unit 4, 5, 6 & 7 have 483 lots)		FARM ANIMALS	
Vote "Yes" to proceed:	140	Increase lot size	41
Vote "No"	63	No farm animals	90.5
		Leave as is	79

These results do not include the votes of five people who own multiple lots. Only Mr. Bob Roberts has responded (positively) but his results are not indicated in the units where he owns lots. The DRC plans to phone property owners in an effort to accumulate more information so that a decision can be made at the annual meeting whether or not to proceed.

OLD BUSINESS: Debbie McAlister reported that we had thirty-six (36) families volunteer at the pool this summer between 1 ½ hours to 40 hours. Debbie reported that we gave out 20 free guest cards to people that volunteered ten (10) hours at the pool.

NEW BUSINESS: The Board discussed the pool loosing between 1/2" to 1" a day and will call American Leak Detection and have them come out to locate the leak and Joe and his helper will fix it along with other maintenance projects around the pool area. The Board discussed and would like to keep the pool maintained year round including the winter to keep it clean and looking nice.

The Board discussed and Wayne Mauldin volunteered to construct a small meeting notice board to put on the right side of the railing of the mail center on River Ranch Drive so it will be more visible to residents.

The Board discussed clearing the three lots on Settlers Lane that were donated to the association. Ernie said that he would like to take out some of the small cedars for a garden bed project and would chip or haul the brush away, this would help open up the property so we can see what is in there, the board agreed.

Reminder of the Annual Meeting – Saturday October 27, 2012 – 3:00 pm

Reminder of the next Regular Meeting – November 13, 2012 – 7:00 pm

MOTION:

Ernie DeWinne made a motion to adjourn.

Wayne Mauldin seconded the motion. - The Board voted unanimously and the meeting was adjourned.