

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**MARCH 12, 2013**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

Richard Link      Wayne Mauldin      Ernie DeWinne      Bill Dillard      Debbie McAlister  
JoAnn Kickler left her proxy vote with Bernean Deeter.

**OTHERS IN ATTENDANCE:**

Stoney McAlister      Karen Brucks

**MINUTES:**

The meeting was called to order by President Richard Link at 7:00 p.m. March 12, 2013.  
Each Director read the Minutes of the February Meeting.

**MOTION:**

Debbie McAlister made a motion to accept the February Minutes as presented.  
Wayne Mauldin 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 \$85,253.17 in checking and savings as of February 28, 2013.

**MOTION:**

Wayne Mauldin 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:** Karen Brucks read over the report submitted by JoAnn Kickler. She reported that we have five (5) delinquent which total \$1,495.65; two (2) accounts on a payment plan totaling \$412.61; one (1) account that will be going up for sheriffs auction on April 2, 2013 totaling \$5330.60; and five (5) accounts we took back from the collection agency totaling \$8,774.35 and we will start calling those soon to try to collect.

**EXECUTIVE SECRETARIES REPORT:** Karen Brucks reported that the office is business as usual and needs all newsletter articles by the first week in April. Karen advised that she will need volunteers to help stamp and stuff envelopes the second week in April.

**MAINTENANCE REPORT:** The Board went over Joe's report. Joe has installed the swing set at Memorial Park, sprayed thistles at the River Park and finished repairs on the pool and has started filling it up as well as reworking the benches in the pool and all the staining at the pool, office and mail centers. Joe has also reworked the mail center and has replaced the shingles on the roof at the office and the Board discussed that in the future they will look at replacing the roof with a metal roof. The Board expressed that they were happy with Joe's new helper Weston Callahan and how he has been catching on. Richard Link advised that Joe has replaced the lighting at the front entrance.

**ACC:** Wayne Mauldin reported for Tom Kickler that the ACC has approved 1 new home, 3 house additions, 2 decks, 2 fences and 6 storage buildings. Wayne reported that one member has installed a storage building without obtaining a permit, and the ACC has spoken with them and sent them a certified letter stating that they need to fill out the appropriate paperwork and pay the \$25.00 permit fee. Wayne advised that he is unsure if the building is within the easement and would need to go out and measure to be sure. Wayne asked the Board to send him a letter from the Board regarding the violation. The Board discussed and they will go visit the member and take him the appropriate forms and see if they can get him to fill them out so they will be in compliance, if this doesn't work they will send a letter.

**DOCUMENT AND REVIEW COMMITTEE:** Wayne Mauldin reported that the Document and Review Committee met with our Attorney Tom Placier and Mr. Placier has approved a letter that the Document and Review Committee has written to put in the Spring Newsletter advising that at this time the Document and Review Committee will disband because of the lack of votes that we need to amend the Covenants and Restrictions.

**FY 14 BUDGET:** Ernie DeWinne presented the updated proposed budget for fiscal year 2014 and advised that he added a line for Road Maintenance for \$500.00 and reported that he has not received any other changes from the Board Members and would like a vote to accept the fiscal year 14 budget.

**MOTION:**

Richard Lingk made a motion to accept the Fiscal Year 14 Budget as presented.

Wayne Mauldin seconded the motion. - The Board voted unanimously and the motion passed.

**NEW BUISINESS:** The Board discussed the pool and hours of operations and decided to keep the same schedule as last season. The pool will be open from May 1, 2013 through Memorial Day with volunteer's only, from Memorial Day through Labor Day with volunteers and paid employees and from Labor Day through Sept 30, 2013 with volunteers only. The Board agreed to continue with the free guest cards given to each member that volunteers 10 hours at the pool and to also give a free guest card to anyone who will call volunteers to schedule one month of the pool.

Karen presented the information on the black and white copier and the color copier that we could purchase to replace the current copy machine. The black and white copier would cost \$2,186.00 to purchase and \$15.56 a month service package which includes maintenance and toner with 800 black and white copies per month. The color copier would cost \$2,700.00 to purchase and \$15.59 a month service package which includes maintenance and toner and 800 black and white copies a month. Karen reported that the color copier would also replace the printer/scanner/fax machine as well which costs around \$700.00 a year for just the toner we use. Karen reported that the color copier would have a code for color copies so we could keep track of what we use, which will be charged at 12 cents per color copy. The Board discussed and agreed to go with the color copier for \$2,700.00 to purchase and 15.59 a month service package to replace both the current copier and fax/printer/scanner.

**MOTION:**

Wayne Mauldin made a motion to purchase the color copier from RICOH for \$2,700.00 .

Bill Dillard seconded the motion. - The Board voted unanimously and the motion passed.

The Board discussed the problem with the missing asphalt at the front entrance and will have Joe put in some rebar and see if he can get Ingram Ready Mix to pour some concrete that they have left over to fill it up so it doesn't wash out anymore.

Ernie DeWinne advised that he would like to see us purchase an external hard drive for around \$100.00 for the office computer for backing up the office computer instead of paying \$35.00 a month for Carbonite. The Board discussed and agreed to purchase the external hard drive.

**MOTION:**

Richard Lingk made a motion to purchase an external hard drive for the office computer.

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

Bill Dillard reported that a member has a complaint regarding a dog that has been running loose around her home and wants the Board to get involved and report it to the County. The Board discussed and with the county leash laws the person with the complaint has to be the one to call in the complaint, Bill Dillard advised that he will relay this to the member that has the complaint.

**MOTION:**

Ernie DeWinne made a motion to adjourn.

Debbie McAlister seconded the motion. - The Board voted unanimously and the meeting was adjourned.