

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JULY 8, 2014
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Richard Lingk	Wayne Mauldin	Rodney Scharich	John Cressey-Neely
JoAnn Kickler	Debbie McAlister		

OTHERS IN ATTENDANCE

Ernie DeWinne	Tom Kickler	Stoney McAlister	Harold Martin	Harry Maxwell
Jennifer DeWinne	Wayne Overman	Marlene & Keith Jenkins	Joe Ortega	Karen Brucks

MINUTES:

The meeting was called to order by President Richard Lingk at 7:00 p.m. July 8, 2014.
Each Director read the Minutes of the May and June Meeting.

MOTION:

JoAnn Kickler made a motion to accept the May and June 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; there is a total of \$166,065.26 in checking and savings as of June 30, 2014. Richard Lingk advised that he will move \$50,000.00 from checking to our Money Market account this week.

MOTION:

Debbie McAlister made a motion to accept the treasurer's report as presented.
Wayne Mauldin seconded the motion. - The Board voted unanimously and the motion passed.

CORPORATE SECRETARY REPORT: JoAnn Kickler advised we have nine (9) delinquent accounts totaling \$4,306.22, for the 2014-2015 year we have thirty-nine (39) delinquent accounts totaling \$10,040.00. JoAnn reported that there are four (4) members on a payment plan totaling \$370.00, we have two (2) members we took back from collections totaling \$938.66, and two (2) accounts in bankruptcy totaling \$7,093.99. JoAnn report that she has not heard back from Enio Zapata regarding the lot that went up from sheriff's auction. JoAnn advised she will start calling in August and advised that a certified letter will be sent to each delinquent member with the August billing.

EXECUTIVE SECRETARIES REPORT: Karen Brucks reported that she will be putting up posters asking for resumes for the two Board positions that will be voted on at the October Annual Meeting. JoAnn Kickler reported that the nominating committee is Barbara Maxwell, Jamie Kohutek and herself.

MAINTENANCE REPORT: Joe Ortega reported that he and his helper have been busy with the pool, mowing the grass and taking care of the plants. Joe reported they have mowed the front entrance, Memorial Park, River Park and the mail centers. Joe reported that they have replaced one of the pumps in the pool house. Joe advised that Wayne Mauldin, Richard Lingk and himself met with a few contractors and discussed the tennis courts and will review the bids under old business.

ACC: Tom Kickler reported that the ACC has approved one in ground pool, fence, storage building and a carport since the last Board Meeting.

OLD BUSINESS:

The Board and guests discussed the four bids submitted to seal and resurface the tennis and basketball courts. The Board discussed all bids and would like an updated bid from Jesse Herrera Construction, Inc. option #2 for \$11,463.68 for him to update his bid to include clean-up of damage that the previous contractors left and an itemized list.

MOTION:

John Cressey-Neely made a motion to pursue option two from Jesse Herrera Construction Inc. for \$11,463.68.
JoAnn Kickler seconded the motion. - The Board voted unanimously and the motion passed.

Ernie DeWinne advised that he completed the 1120h federal taxes for the DRROA and will get with Karen tomorrow to find out what date the Association was incorporated, Ernie advised that we will have to pay around \$500.00.

NEW BUSINESS:

Richard Lingk advised that he spoke with the County Clerk regarding filing liens on delinquent members instead of going through an attorney. Richard advised that it will be \$26.00 per lien and suggests that we start doing this.

Wayne Mauldin advised that before they purchased the BRRWSC the DRROA Board of Directors sent out letters asking if the members would support the purchase of the Water Company, 99% came back as yes to purchase the Water Company. Wayne advised that the system needed to be update from the date of purchase and a lot of things have been accomplished in the last few years, but now the BRRWSC is on the borderline in needing a new well to keep in compliance with the TCEQ. Wayne said they were advised to drill into the lower trinity to get more gallons per minute, and in his opinion the best area is in Unit 6 by Memorial Park. Wayne advised that the lots in Unit 6, Block 9, Lots 8, 9 & 10 are the ideal place for a new well. Wayne advised that the Water Task Force are working on application at this time. Wayne advised that the BRRWSC are not asking for these lots to be donated and are willing to pay the lowest possible price set by the DRROA Board so it will decrease the amount they have add to the loan. The Board and guests discussed the sell of unit 6, block 9, lots 8, 9 & 10 to the BRRWSC for the purpose of drilling a new well. Richard Lingk said he has an obligation to protect the interest of the homeowners just as much as the BRRWSC has an obligation to protect the interest of the water customers. The Board and guests discussed an amount to sell the lots to the BRRWSC for.

MOTION:

Rodney Scharich made a motion for the DRROA to sell unit 6, block 9, lots 8, 9 & 10 to the BRRWSC for \$2,000.00 per lot with the BRRWSC paying all costs associated with the sell.

Debbie McAlister seconded the motion. - The Board voted, four (4) votes yes, one (1) vote no, one (1) abstained himself from the vote. - With four (4) votes the motion passed.

A guest asked is we have heard anything on the purchase of the property at the front entrance. The Board advised that it won't be for a few years and was told we will get the first right of refusal.

A guest asked what can be done about people hunting at the front of our subdivision. John Cressey-Neely advised that he has spoken to the sheriff's department and they have increased patrols in the area, and if it's more than 10 acres hunting is allowed. Joe advised that it is private property and hunting is allowed.

A guest asked what can be done about putting speed strips in the subdivision. Richard advised that he has spoken to the county engineer and was told they won't do this in the subdivision.

A guest asked if more speed limit and deer crossing signs could be put up, he was advised to speak with the county engineer.

A guest said HWY 16 at the front entrance is dangerous and is going to cause more accidents since legally you are not allowed to cross a solid yellow line. The Board advised that Txdot did what they were asked not to do, they were asked if we wanted HWY 16 at the front entrance to be restriped like it is now or leave it the way it was. Richard advised that the Board told them that they would like it to be restriped the way it was and not how they redid it with the center turn lane.

Reminder of the next Board Meeting is August 12, 2014.

MOTION:

JoAnn Kickler made a motion to adjourn.

John Cressey-Neely seconded the motion. - The Board voted unanimously and the motion passed.

The meeting was adjourned.