

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**January 9, 2018**  
**161 BROKEN SPUR RD**

**DIRECTORS PRESENT WERE:**

Rodney Scharich      John Schuetze      John Cressey-Neely      Ron Beadles      Bill Dillard

**OTHERS IN ATTENDANCE:**

Ernie DeWinne      JoAnn Peterson      Mike Arguelles      Chris Darus      Monty Nelson      JoAnn Kickler  
Tom Kickler      Bernean Deeter      Joe Ortega      Karen Antill

The meeting was called to order by President Rodney Scharich at 7:00 PM January 9, 2018. Rodney asked the Board members and member guests to introduce themselves.

**ACTIONS BETWEEN MEETINGS:**

Rodney Scharich stated that at the last BOD meeting, there was discussion about setting up a meeting of the BOD with the Association attorney to discuss possible changes to documents.

**MINUTES:** Each Director read the Minutes of the November meeting.

**Motion:** John Schuetze made a motion to accept the November Minutes as presented.  
John Cressey-Neely seconded the motion. The Board voted unanimously to accept, and the motion passed.

**Selection of Officer positions for the coming year:** Rodney reviewed terms of current sitting Board members, as follows:

Ron Beadles - term ends December 2018  
Paul Barton – term ends December 2018  
William Dillard – term ends December 2019  
Rodney Scharich – term ends December 2019  
John Cressey-Neely – term ends December 2019  
John Schuetze – term ends December 2020  
Jon Kindred – term ends December 2020

After discussion, Board members selected for offices, as follows:

President – Ron Beadles  
1<sup>st</sup> Vice President – Rodney Scharich  
2<sup>nd</sup> Vice President – John Cressey-Neely  
3<sup>rd</sup> Vice President – Jon Kindred  
4<sup>th</sup> Vice President – Paul Barton  
Corporate Secretary – Bill Dillard  
Treasurer – John Schuetze

Committee Chairmen appointed for 2018 is as follows:

ACC - Mike Arguelles  
Nominating Committee – Bill Dillard  
Recreation/ Pool – Joe Ortega  
Audit & Finance – John Schuetze

Security – John Cressy-Neely  
Welcome & Hospitality – Karen Antill  
Beautification – Joe Ortega  
Collections & Insurance – Ron Beadles  
Roads – John Cressy-Neely, Ernie DeWinne, Joe Ortega  
Document Review Committee – Jon Kindred

After the election, Rodney Scharich continued the meeting and Ron Beadles will start as conducting the meetings next month.

**TREASURER’S REPORT:** John Schuetze reviewed the financials and reported that there was nothing out of line/ unexpected in the report.

**Motion:** Ron Beadles made a motion to accept the Treasurer’s report as presented.  
John Cressy-Neely seconded the motion. Board voted unanimously, and the motion passed.

**CORPORATE SECRETARY REPORT:** Ron Beadles reported that currently only 14 residents are past due in their fees, and these are on payment plans.

**EXECUTIVE SECRETARY REPORT:** Karen Antill reported that she is working on catching up with the monthly reports and the end of year reports.

**MAINTENANCE REPORT:** Joe Ortega reported that they were keeping busy last month, including putting up and taking down the Christmas lights. Had cameras on the sites, as a result we had no lights missing this year. Otherwise, normal maintenance and new maintenance worker doing well.

**ACC REPORT:** Mike Arguelles reported that recent permits have been slow. Steady progress being made on the home site that has been extended beyond it’s time limit. A builder on North Star asked for and received a three-month extension from the ACC. Mike also reported on recent Committee meeting where they discussed issue of fines for home-based businesses. ACC wants to wait to start action until HOA BOD is clear on the HOA legal action. He reported that the Flying L homeowner’s association has information which may be helpful to DRROA Board. ACC also decided that they will not go out to find home-based businesses to address, but would follow-up with issues brought to them.

Mike reported that BRRWSC has asked if ACC can include new driveways and driveway repair specifications that run over water mains in their rules. ACC agreed to include BRRWSC recommendations in their specifications. ACC has decided to create some definitions regarding masonry specifications. Committee has performed their year-end review of their processes, to make some improvements.

**OLD BUSINESS:**

-Update rules to allow HOA Board to impose fines – BOD will set an Executive Session meeting with the attorney to discuss issue.

-Pool repair bids – Joe Ortega passed out updated bids from companies. BOD reviewed. Rodney asked how long this type of job would be expected to last. Joe Ortega stated that it should last approximately 20 years. Ron Beadles asked whether an updated bid should be obtained since one was expired, Joe will contact them and see if they will honor this bid. BOD discussed how repair would be addressed in budget.

**Motion:**

John Cressy-Neely made a motion that BOD accepts the Blue Pacific Pools bid, pending re-verifying the bid price. Discussion among Members occurred. If the bid goes up more that 10%, Joe Ortega will notify BOD and BOD will call for email vote.

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

-John Cressey- Neely reported that the issues regarding brush build-up on properties has been addressed.

**NEW BUSINESS:** No new business to discuss.

**MEMBERSHIP COMMENTS:**

- Member reported to the BOD that the County will be re-appraising Bandera River Ranch again to raise the taxes, based on the house value this time. Discussion ensued.

Ernie DeWinne announced that Groundwater District is hosting a Candidates' Forum to be held at BEC, for Bandera County candidates. He asked BOD to publicize the Forum.

**Motion:**

John Cressey-Neely made a motion to put it out on email and post at bulletin boards, seconded by John Schuetze. Board agreed unanimously.

- Ernie DeWinne gave the DRROA Board an update from BRRWSC on the new well status, work to be done yet.
- John Cressey-Neely brought up issue quoted on Nextdoor Neighbor about loose dogs in neighborhood, asked if we can send a letter to the resident. Rodney Scharich stated that this is a County violation. John Cressey-Neely suggested BOD can send a reminder letter to offender to advise them it's a County ordinance, the BOD agreed and John Cressey-Neely will write the letter.
- Ernie DeWinne stated that once the new well is completed, the Water BOD will look into seeing if the flush valves can be changed over to fire hydrants, they need to see if the water mains can handle it.

There being no further new business, Ron Beadles asked for a motion to adjourn the meeting at 8:18 PM. Rodney Scharich made the motion. John Cressey-Neely seconded the motion. The Board voted unanimously, and the public meeting was adjourned.

**REMINDER OF NEXT MEETING:   Next Regular Board Meeting – February 13, 2018, 7 PM.**

DRROA President – Ron Beadles \_\_\_\_\_

DRROA Corporate Secretary – Bill Dillard \_\_\_\_\_