

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
February 13, 2018 7:00 PM
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Ron Beadles John Schuetze John Cressey-Neeley Paul Barton Bill Dillard

OTHERS IN ATTENDANCE:

Ed Ringgold Susie Crews Bonnie Tidball Joe Ortega Karen Antill

The meeting was called to order by President Ron Beadles at 7:00 PM February 13, 2018. Ron asked the Board members and member guests to introduce themselves.

ACTIONS BETWEEN MEETINGS:

Ron Beadles reported that the BOD met with president of the Flying L Homeowners Association. Ron asked the members of the BOD to review the transcription of that meeting. BOD will have discussion at the next meeting after having an opportunity to review the notes.

Ron Beadles reported that the Association has signed a new insurance policy with a new company. The new insurance rate on company vehicles has actually gone down.

MINUTES: Each Director read the Minutes of the January meeting.

Motion: John Schuetze made a motion to accept the January Minutes as presented. Paul Barton seconded the motion. The Board voted unanimously to accept, and the motion passed.

MEMBERSHIP COMMENTS: Ron Beadles introduced Bonnie Tidball, President of WSC, who had asked to discuss the new well project with the group. Bonnie reviewed the history of the project and issues encountered, and the extended length of time the project has taken and answered questions from the HOA BOD and members present. She assured those present that the water quality is good, in spite of the issues that have occurred, and that there is no rate increase anticipated related to the new well.

Susie Crews asked whether the situation with pool vandalism was taken care of. Ron Beadles assured her that it was. Ed Ringgold asked why such a discussion was held in executive session. BOD stated that in view of the youth of the offenders, it was felt it should be dealt with privately. A BOD member also stated that the outcome was actually announced publicly at an open BOD meeting. Susie Crews also praised the new BEC internet service. BOD agreed.

TREASURER'S REPORT: John Schuetze reviewed the financials and reported that there was nothing out of line/ unexpected in the report. Should end the year with approximately \$100,000. BOD had a brief discussion of late fees on homeowner dues. John Schuetze suggested perhaps increase amount allotted to road repairs for next year.

Motion: Bill Dillard made a motion to accept the Treasurer's report as presented. Paul Barton seconded the motion. Board voted unanimously, and the motion passed.

COLLECTIONS & INSURANCE REPORT: Ron Beadles reported that currently 6 residents are on payment plans for their past dues. Discussion of a property with a lien, which has not paid taxes or homeowners fees. Ten properties have not paid this year to date. Discussion among members of reasons why residents are delinquent. Ron advised that he will be calling the delinquent members this month, if they do not pay or start a payment plan we will place a lien on their property.

EXECUTIVE SECRETARY REPORT: Karen Antill reported that she has completed all the quarterly and year end tax items, W-2s, W-3s, Federal Unemployment Tax etc. Karen asked the BOD to consider upgrading the office computers to allow them to utilize the business programs which are needed. BOD discussed need to and methods of cleaning off the old computer. Discussion ensued about the possible need for a laptop computer. Karen was asked to check into pricing for a laptop as well.

Motion: Ron Beadles asked for a motion to have Karen look into new computer and obtain prices for DRROA office. Paul Barton made the motion; John Schuetze seconded the motion. The BOD voted unanimously to pass the motion.

MAINTENANCE REPORT: Joe Ortega reported that currently the important work is on the pool. Tile work about to start tomorrow. The company truck went into the shop for an airbag recall, and is back in service. The company truck will need a transmission soon.

ACC REPORT: Paul Barton and Ed Ringgold reported that nothing pressing to report. Four new permits approved.

OLD BUSINESS:

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

-Pool repairs in process.

NEW BUSINESS:

-**Bank Signature Cards** – Karen Antill advised that we need to update the signature cards at the banks, the Board discussed and will take Rodney Scharich off the bank signature cards, add Ron Beadles and John Cressey-Neely and keep Jon Kindred and John Schuetze.

RESOLUTION:

John Schuetze made a motion to pass a resolution to update the signature cards at Bandera Bank and Texas Hill Country Bank. Take off Rodney Scharich, add Ron Beadles and John Cressey-Neely and keep Jon Kindred and John Schuetze. And keep Joe Ortega and Karen Antill on as debit card users. Paul Barton seconded the motion. BOD voted unanimously and the motion passed.

-**Bad weather days** – The Board discussed how to pay staff for the rare occasions when there is bad weather and roads are not passable, preventing them from coming in to work. The BOD asked what the WSC BOD had decided on this; Karen stated the WSC BOD had chosen to pay staff for such occasions when the weather makes the roads impassable.

MOTION: Ron Beadles made a motion to pay staff for “bad weather days”; Bill Dillard seconded the motion. The BOD voted to pass the motion. BOD voted 4 – 1 to pass the motion.

-**Internet and Telephone System Upgrade** - Karen Antill reported to BOD that the new BEC internet and telephones are working well and that BRRWSC will pay half of the new BEC internet bill as in the rental agreement.

There being no further new business, Ron Beadles asked for a motion to adjourn the meeting to Executive Session at 8:00 PM. John Cressey-Neely made the motion. Jon Schuetze seconded the motion. The Board voted unanimously, and the public meeting was adjourned.

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

DRROA President – Ron Beadles _____
DRROA Corporate Secretary – Bill Dillard _____