

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

**DIRECTORS PRESENT WERE:**

Ron Beadles                      Rodney Scharich                      John Schuetze                      John Cressey-Neely

**OTHERS IN ATTENDANCE:**

Susie Crews                      Bernean Deeter                      Chris Darus                      JoAnn Kickler                      Lynn Kaska  
Monty Nelson                      Mike Arguelles                      Joe Ortega                      Karen Antill

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

**ACTIONS BETWEEN MEETINGS:**

Ron Beadles reported that there was no Board action since the previous meeting.

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

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

**MEMBERSHIP COMMENTS:** There were no comments from the Membership.

**TREASURER'S REPORT:** John Schuetze reviewed the financials and reported that although the Association continues to "lose" money (due to the monthly outgoing funds for regular expenses, with no funds due to come in until Membership Dues are due in May) there was nothing unexpected in the report. Karen Antill reported that, looking ahead, she expects to end the year with approximately \$100,000.

**Motion:** Rodney Scharich made a motion to accept the Treasurer's report as presented. John Cressey-Neely seconded the motion. Board voted unanimously, and the motion passed.

**INSURANCE & COLLECTIONS REPORT:** Karen Antill reported that 7 residents paid their past due fees. Ron Beadles reported that we have ten properties have not paid this year to date. There are currently 6 properties on which liens can be placed. Karen also updated the BOD on a property which has a violation related to a fence which extends onto another property owners' property. She is working with the property owners to clear the violation so that legal paperwork can be completed for the sale.

**EXECUTIVE SECRETARY REPORT:** Karen Antill reported that business is moving along as usual. Karen said the bank signature cards should be ready to sign early next week and she would give them a call when they are ready. The BOD considered changing which Board Members' signatures are needed on the Meeting Minutes, so that completion is timelier. BOD agreed to make the change to have the official signatures of the President and the Treasurer going forward.

**MAINTENANCE REPORT:** Joe Ortega reported that the pool work has been completed and the pool has been filled. The pool company will be here on 3/13/18 to start the pumps. Trash clean-up completed at Entrance Sign and light bulbs replaced. Joe and his worker have started checking River Park daily now. Potholes patched at old mail center. Mowing and treatment of grass inside pool area completed and will be starting general mowing and weed control shortly. Electrical was run to new mail center, lights and outlet mounted, including trenching and clean-up of area.

**ACC REPORT:** Mike Arguelles reported that over last two months there were permits issued for 3 new residences 2 fences, and 1 porch cover. Some projects that are in process have not been completed in the timeframe as yet, but still being worked on by the parties. ACC has created a project checklist so that Committee members can be consistent and uniform in review of the various projects. Committee has also developed masonry guidelines. These will be added to permit packets going forward. The WSC also gave the ACC the driveway guidelines for water main lines going forward. ACC will review and tweak and get them back to WSC next month. Mike discussed that the ACC will address the issue of need for a sign ordinance after a concern expressed by a resident. He discussed the research the Committee did related to this issue, in preparation for the ACC meeting.

**OLD BUSINESS:**

-Update rules to allow HOA Board to impose fines – John Schuetze passed out a summary document of what the BOD identified as the issues to be addressed:

- Need to legally combine all subsets of the HOA into one organization;
- Need the legal authority to enforce the rules and regulations, as well as the Covenants & Restrictions;
- Need the authority to issue fines for a violation of a rule/regulation, and the Covenants & Restrictions, if it has not been corrected within 30 days, and additional fines every 30 days that it continues to be in violation;
- Need to establish what amount of fines would be;
- Need the authority to impose a lien on the property after 90 days of failure to correct and for nonpayment of fines;
- Continue to fine after the lien is placed on property, until issue is corrected.

BOD discussed the process that the Flying L pursued to make changes, and how the Association could proceed. Discussion ensued around the difference between Covenants & Restrictions and State law changes. John Schuetze will research further, and then BOD will consult with the attorney.

**NEW BUSINESS:**

-Lots going to Auction - Ron Beadles reported to the BOD that there are some property owners who have been in arrears over a long time both with taxes and HOA fees. The HOA is currently owed approximately \$8000. Ron asked BOD to consider the purchase of these lots at auction. There is also a lien on the property from Tilson Homes, which would have to be satisfied. Discussion ensued among BOD.

-No Littering Signs – Karen reported that she has received calls from a homeowner complaining about litter that has been there a long time, and requesting posting of signage. BOD suggested that the homeowner call the county to complain.

- Ron Beadles reported to the BOD that a complaint has been received concerning a property on North Star and Kings Ranch Rd., where someone backed out of a driveway and hit a telephone pedestal. Also, at the same address, there are unregistered vehicles. Board will look into and verify the issue, and letter of violation will be sent.

--Ron Beadles asked John Cressey-Neely to update BOD on issue of suspicious activity at the River Park property. Sheriff's Department is investigating at request of the HOA.

- John Cressey-Neely reported that Joe Ortega found a tent pitched on a Deer Run property and a car was parked there. Law enforcement notified and to follow-up.

- Ron B reported to the BOD that an HOA ladder was stolen and, when the company notified, replaced by the offender.

There being no further new business, Ron Beadles asked for a motion to adjourn the meeting at 8:04 PM. John Cressey-Neely made the motion. Rodney Scharich seconded the motion. The Board voted unanimously, and the meeting was adjourned to Executive Session.

**REMINDER OF NEXT MEETING: Next Regular Board Meeting – April 10, 2018, 7 PM.**

DRROA President – Ron Beadles \_\_\_\_\_  
DRROA Treasurer – John Schuetze \_\_\_\_\_