

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
April 10, 2018 7:00 PM
161 BROKEN SPUR RD

DIRECTORS PRESENT WERE:

Ron Beadles Bill Dillard John Schuetze Paul Barton

OTHERS IN ATTENDANCE:

Bernean Deeter Chris Darus JoAnn Kickler Ernie DeWinne Ed Ringgold JoAnn Peterson
Karen Fulgham Karen Antill

The meeting was called to order by President Ron Beadles at 7:00 PM April 10, 2018. Ron asked the Board members and member guests to introduce themselves. Since there was not a quorum yet, Ron Beadles asked to address actions between meetings and take Member comments.

ACTIONS BETWEEN MEETINGS: Ron Beadles asked Karen Antill to report on action on the Lien process. Karen reported the process to the Board, and that the liens were satisfied.

MEMBERSHIP COMMENTS: Joanne Kickler asked if the disturbance/illegal activity at the River Park was addressed. Ron Beadles reported that the involved parties were addressed after the police were involved. Ernie DeWinne reported to the Board on behalf of the WSC, that the new well plant is almost complete and outlined the process to bring the well on line. He also told the BOD that the filling of the HOA pool, will be billed at a discounted rate, as a courtesy to the HOA. He then gave the Board an update on the plan to upgrade the fire hydrants in the Association.

BOARD VACANCY: Paul Barton made a motion to change the order of the Agenda to address the Board vacancy at the top of the meeting agenda. John Schuetze seconded the motion. The Board voted unanimously to accept, and the motion passed.

Ron Beadles then notified the BOD that Paul Barton had advised him that Chris Darus wished to submit his resume to the Board to fill the position left vacant by Rodney Scharich's move out of Bandera River Ranch. The Board unanimously appointed Chris Darus to fill the remainder of the open position.

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

Motion: John Schuetze made a motion to accept the March Minutes as presented. Bill Dillard seconded the motion. The Board voted unanimously to accept, and the motion passed.

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. He reported that, looking ahead, he expects the HOA to end the year with approximately \$100,000.

John Schuetze then gave a review of the new Fiscal Budget for 2018- 2019. Some budget adjustments have been made for the coming year due to payroll having gone up and processing fees gone up a bit. Saving some money with telephone and computer fees now that with BEC service.

Motion: Paul Barton made a motion to accept both the Treasurer's report as presented and the 2018-2019 Fiscal Budget. Bill Dillard seconded the motion. Board voted unanimously, and the motion passed.

INSURANCE & COLLECTIONS REPORT: Ron Beadles reported that 7 residents paid their past due fees. Ten properties still have not paid this year to date. There are currently 6 properties on which liens were placed. Ron Beadles stated that all things considered, the Association is in good shape financially this year.

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 she has been working on billing, utilizing volunteers as possible. Looking for some additional volunteers to help get the annual billing out. Otherwise, working on Quarterlies, and items of that nature.

MAINTENANCE REPORT: Joe Ortega is unable to attend the meeting as he is at a water system training conference in San Antonio. Karen Antill reported for him that he and John Cressey-Neeley are in the process of hiring Park Pool Attendants for the summer season. Karen reviewed the Pool Hours for the attendees.

ACC REPORT: Paul Barton reported, in the absence of Mike Arguelles, that there have been no new permits issued this month to report this month. Things have been fairly quiet.

OLD BUSINESS:

-Update rules to allow HOA Board to impose fines – John Schuetze reviewed for those present the information the Board had gotten from the Flying L Homeowners Association about how they went about making changes. John stated that he is not sure how they were able to make the changes that they did, based on the way the law is written. He is of the opinion that BRR cannot making the type of changes the Flying L made without hiring an attorney and involving the courts. The Board discussed and all came to the same conclusion – that the only way to make changes is to hire an attorney. The Board will have to continue to go through the ACC to fine on issues that go against ACC rules, as has been done in the past.

NEW BUSINESS:

Bandera Bank Account – John Schuetze made a motion to adopt a resolution to close the Bandera Bank checking account. Ernie DeWinne gave the BOD the history of why they had this account. Karen Antill reviewed the policy of how the account can be closed.

Motion: Chris Darus made a motion to close the account. Paul Barton seconded the motion. The BOD voted unanimously to accept, and the motion passed.

-Violation letters – updates -Ron Beadles recommended BOD look at a recent violation, due to health issues of the owners. BOD agreed unanimously to table any action for the 6 months to give the owners a chance to recover and correct the violations.

-Ron Beadles took the opportunity to thank Karen Antill and Joe Ortega on behalf of the Board and the HOA for all the work they do, looking for ways to save the HOA money, getting discounts and donations for the HOA.

There being no further new business, Ron Beadles asked for a motion to adjourn the meeting. Bill Dillard made the motion to adjourn. Chris Darus seconded the motion. The Board voted unanimously, and the meeting was adjourned at 8:04 PM.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – May 8, 2018, 7 PM.

DRROA President – Ron Beadles _____
DRROA Treasurer – John Schuetze _____