

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
**June 12, 2018 7:00 PM**  
**161 BROKEN SPUR**

**DIRECTORS PRESENT WERE:**

Ron Beadles      Bill Dillard      John Schuetze      John Cressey-Neely      Chris Darus

**OTHERS IN ATTENDANCE:**

JoAnn Kickler    Bernean Deeter    Stoney McAlister    Ed Ringgold    Susie Crews    Vanessa Churchman  
Ernie DeWinne    Mike Arguelles    Sue Watkins    Farrell Watkins    Gloria Washburn    Christie Daugherty  
Katie Wear    Eddie Wear    Gloria Cessac    Alex Cessac    Doug Saathoff    Becky Saathoff    Karen Antill  
Joe Ortega

The meeting was called to order by President Ron Beadles at 7:00 PM on June 12, 2018. Ron asked the Board members and member guests to introduce themselves.

**ACTIONS BETWEEN MEETINGS:** No significant action was taken between meetings.

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

**Motion:** John Schuetze made a motion to accept the May 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 the Association dues coming in are beginning to replenish the Association accounts. He also reported that the Board will be allotting some money this year for road repair. He also reminded all present that River Ranch Road and Kings Ranch Road, along with some smaller roads in the Association belong to the County, and thus are the County's responsibility.

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

**NEW BUSINESS:**

At this point, President Ron Beadles announced that a resident had asked that a variance be granted to her related to the pet animal ordinance of the HOA to allow her to have a pig as a pet. Ron invited the resident to take the floor to briefly present the case, after which the BOD would discuss the issue. The resident presented her situation and answered questions from the members of the Board.

John Schuetze of the Board presented the information the Board had collected regarding the issue which had occurred in other Associations throughout Texas, as well as the Association's attorney opinion. They also discussed the difference in the definition of "hog" vs. "pig". Members of the Board asked questions of the resident, and then discussed proposed rules that could help assure that the situation would be acceptable to the Association. Board members discussed the research which they had done related to this matter.

**Motion:** Chris Darus made a motion to allow the pig, with the proviso that a secondary fence be built around the kennel, and that the owners have the pig neutered within 30 days of the motion. No member seconded the motion. The motion failed.

**Motion:** John Schuetze made a motion to allow the pig under the 8 guidelines, with the weight to be under 50 pounds and only allow 1 pig per owner. John Cressey-Neely seconded the motion. Board voted 3 for the motion (Bill Dillard, John Cressey-Neely, John Schuetze), 1 against (Ron Beadles), and 1 abstention (Chris Darus). The motion failed.

**Motion:** John Cressey-Neely made a motion to allow a Julian pig under the 10 guidelines, to allow only 1 pig per household with a minimum of 1.25 acres or more. John Schuetze seconded the motion. Board voted 3 to approve the motion (John Cressey-Neely, Bill Dillard, John Schuetze), 1 against (Ron Beadles), and 1 abstention (Chris Darus). The motion failed, and the matter was tabled until the July 10<sup>th</sup> open Board meeting.

**INSURANCE & COLLECTIONS REPORT:** Karen Antill reported that the insurance policy payments were made for the Directors' and Officers' policy and general liability with an increase of only \$4.00 over last year.

**EXECUTIVE SECRETARY REPORT:** Karen Antill reported that this is the busiest time of year for the Association with membership renewals; Karen has been utilizing volunteers as possible to help. Release of liens will be done as soon as possible.

**MAINTENANCE REPORT:** Joe Ortega reported that they have been busy with keeping the pool clean now that pool season is back. Joe also reported that he has received 4 bids to repair/replace the flooring in the HOA office. Also reported that he has gotten a bid to treat the oak trees, as BOD requested last month. Discussed options. BOD discussed the condition of the oak trees and their health.

**ACC REPORT:** Mike Arguelles reported, apologizing for a lack of a written report for the meeting as he was out of town; Mike indicated that approvals are all up to date. Mike had been given a report from the Ranch Manager, of a resident who was noted to have a goat on the property. Mike followed up with the resident who was taking care of the goat for a friend for several weeks only, and was assured that the goat would be gone with a specific timeframe. The resident followed through as promised and notified Mike when the goat had left the property.

#### **OLD BUSINESS:**

-Update rules to allow HOA Board to impose fines –John Schuetze reported that he had called the Attorney and found that the Attorney has changed. The new attorney's name is Hayley Boroughs. She will provide the BOD with the cost to roll for voting purposes, all the units into one unit to allow the BOD to sue itself to change the rule so that a 51% majority would be sufficient to make changes in the Covenants and Rules.

The Board Members explained the need for this process to change to the Members present.

-Violation letter updates – No violation letters have been sent out yet pending the determination of fine amounts. BOD discussed the particular wording of notices to be sent, and schedule of notices to be sent. John Schuetze will assist Karen in drafting the letters. Drafts will be submitted to the BOD for review/input. Members asked BOD to look at violation property with old cars, etc. Board agreed to look at the issue.

-Pool Attendants – New Applicant – John Cressey-Neely presented a new applicant who is not yet 16 y.o. (the Association age limit for this position), requesting approval of the BOD to hire her.

**Motion:** John Cressey-Neely made a motion to waive the age rule for pool attendant, inasmuch as applicant is one month shy of her 16<sup>th</sup> birthday. Bill Dillard seconded the motion. The Board voted unanimously to waive the age rule in this case. Joe Ortega will notify the applicant.

-Tree Moss Removal – Topic specifically relates to the trimming and moss removal on trees around the office complex and pool area. Ron Beadles reviewed the specifics of one bid received. Resident Joann Kickler suggested another company, Howell Foundation, for getting a bid and will share the contact information with Joe Ortega.

**Motion:** Chris Darus made a motion that the BOD obtains a second bid from the Howell Foundation. John Schuetze seconded the motion. The Board voted unanimously to approve the motion.

-Office Flooring Bids – Joe Ortega reported that he now has four bids to replace the floor covering in the office. He reviewed the specifics with of each with the BOD.

**Motion:** John Schuetze made a motion to accept the bid from Cinar Interiors for office floor covering. Chris Darus seconded the motion. The Board voted unanimously to approve the motion.

**Motion:** John Schuetze then made a motion to have the work done as a split between tile and carpet with the quote of \$4,248.65. John Cressey-Neely seconded the motion. The Board voted unanimously to approve the motion.

Joe Ortega then reviewed with the Board the logistics of needing to close the office on a Friday while work is completed. John Cressey-Neely asked if the colors had been selected. Karen Antill responded that neutral business-appropriate colors were selected.

**NEW BUSINESS:**

-Pavilion Modifications – Ron Beadles asked John Cressey-Neely to report on proposed modifications to the Pavilion. John discussed the proposal that a sink area be provided. BOD discussed the proposed plan of having a small wall area, with a cold water sink near the barbeque facilities, and an area for drainage.

Motion: John Cressey-Neely made a motion that a plan be developed to add a sink with a wall and backsplash to be added to the Pavilion, and then obtain cost estimates to do the work. Chris Darus seconded the motion. The Board voted unanimously to approve the motion.

-Trash at Mail Centers – President Ron Beadles reported that people are putting their trash in the parcel boxes at the River Ranch Drive mail center. Ron reminded all present that this is a Federal offense and told the Board that tomorrow Joe will be putting up a camera at the mail center.

-Complementary Pool Visitor Card for members of the ACC Committee - Ron Beadles asked ACC Chairman Mike Arguelles to present this issue to the BOD. Mike presented the idea that perhaps the HOA would like to reward each member of the ACC who work all year long on behalf of the organization with a complementary pool guest card. BOD clarified that all ACC members are Residents of the community.

**Motion:** John Cressey-Neely made a motion to give each member of the ACC a complementary pool guest pass. Chris Darus seconded the motion. The Board voted unanimously to approve the motion.

**MEMBERSHIP COMMENTS:**

-Ernie DeWinne reported to BOD the on the discussions he has had on behalf of the Water Company Board about setting up a retirement plan for the employees. Ernie reviewed the relevant points of the idea, indicating that the Water Company Board is in agreement that it should be implemented. Ernie indicated that he was asked to connect with the HOA BOD to determine whether the HOA would like to participate also. Ron Beadles stated that the HOA BOD has been interested in pursuing this process for some time, and agreed that the HOA BOD would like to participate in this plan.

Ernie DeWinne also updated the BOD on the status of the application to put the new well on line. Just waiting now for the permit to be returned. TCEQ has 60 days to approve the permit.

There being no further new business, Ron Beadles made a motion to adjourn the meeting. John Schuetze seconded the motion. The Board voted unanimously, and the meeting was adjourned at 8:44 PM.

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

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