

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
August 14, 2018 7:00 PM
161 BROKEN SPUR

DIRECTORS PRESENT WERE:

Ron Beadles John Cressey-Neely Chris Darus Paul Barton

OTHERS IN ATTENDANCE:

Susie Crews JoAnn Peterson Ed Ringgold Randy Dougherty JoAnn Kickler Bernean Deeter
Richard Lingk Tony Pich Jennifer Pich Ramon Hernandez Ernie DeWinne Karen Antill Joe Ortega

The meeting was called to order by President Ron Beadles at 7:00 PM on August 14, 2018. Ron asked the Board members and member guests to introduce themselves.

ACTIONS BETWEEN MEETINGS: Ron Beadles reported that the evening's guest speaker was to be a representative of Rockin K Waste, to discuss waste collection. However, the rep did not arrive. Ron then gave those in attendance some information which the rep had relayed to him regarding Rockin K Waste trading customers in this area with Powell Disposal LLC. for customers in their current area starting in October. The current operator of Rockin K Waste in Bandera River Ranch advised he would come back in the event the new company taking over his customers in BRR is not able to provide the appropriate service. A guest asked why the HOA is involved in this discussion. Ron Beadles replied that the discussion is merely informational, and confirmed that the HOA has no involvement in the issue of trash collection.

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

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

TREASURER'S REPORT: In John Schuetze's absence, Karen Antill reviewed the financials briefly and reported that there was nothing unusual to report.

Motion: Paul Barton made a motion to accept the financial report as presented. John Cressey-Neely seconded the motion. Board voted unanimously, and the motion passed.

EXECUTIVE SECRETARY REPORT: Karen Antill reported business as usual. The monthly 941's are completed. Karen will be sending out late fees notices for delinquent HOA dues next week. She reviewed briefly with those present the process for collecting delinquent HOA dues. Karen Antill reported that \$1300 of the bill for tree moss clean-up was a donation and could be reflected in the Association's 2018 tax submission, Ernie DeWinne will check into this. She also reported to the BOD that Ernie DeWinne has completed the HOA's 2017 tax return, and the tax due is approximately the same as last year. She briefly reviewed the process used for those in attendance. She presented the tax documents to the BOD for signature and will be mailing them out tomorrow.

MAINTENANCE REPORT: Joe Ortega reported that the company that was hired to come out to clean and dispose of the moss and dead tree limbs did a good job. The flooring company also came out and installed the office flooring and carpeting, and looks good. Joe reported that they are continuing normal maintenance around the property. Ron Beadles told those in attendance that the company that was contracted to remove the tree moss did a very good job, and at a good price for the job.

ACC REPORT: Mike Arguelles was absent; no report submitted this evening.

OLD BUSINESS:

- Animal ordinance issue/pig variance update – Per minutes of last meeting, Ron Beadles reviewed that the resident request to have a small pet pig was approved, with the following stipulations: the pig must be restrained by confinement on the premises, in the backyard only; within a fence, and enclosed area or pen that is capable of restraining animal that meets ACC requirements. When loose, the pig must be controlled by a leash, handled by a person that is physically capable of controlling the animal. Ron also reviewed with those who were unfamiliar with the issue, the pig in question is not a Vietnamese pot belly pig, but rather a Julian pig, which is supposed to not get as big or as fat as a pot belly pig. The living area must be kept clean and sanitary, and waste must be cleared daily and properly disposed of. No mud or wallow water is allowed. All restrictions of city, county, or state must be followed. It is the owner's responsibility to be aware of and be sure that all these regulations are followed. All veterinary recommendations as far as vaccinations and fecal tests must be followed. Female pigs are to be spayed; male pigs are to be neutered. Pig must be under 65 pounds. Regulation allows only one pig per household with 1.25 acres or more.

A resident asked whether the list of rules read by Mr. Beadles was a proposed list. Mr. Beadles responded that the rules that were read were indeed what the HOA requires in order to approve the animal. It was also stated that the Member has yet to submit their request to the ACC for the variance for the pig and the fence application. The resident stated that several times over the last month or so reports of a pig getting loose in the subdivision had occurred. John Cressey-Neely clarified that those reports were not about this animal and, in fact, were the same animal getting loose several times. The BOD reviewed that members who wish to have a pet pig must individually apply for permission to have the animal, and each case will be looked at individually. The BOD reviewed for those present the legal basis for allowing members to have pigs as pets. Discussion occurred about the issue.

-Update rules to allow HOA Board to impose fines – Ron Beadles stated that there is nothing new to be said on this topic.

-Violation letter updates – In John Schuetze's absence, Karen Antill reported that they are still waiting for information from Constable Tobin to see what we can do about enforcement.

-Tree Moss Removal – Previously discussed.

-Office Flooring Replacement – Previously discussed.

-Pavilion modification update – John Cressey-Neely discussed the proposal received for an L-shaped outdoor kitchen with sink and drawers to be added to the Pavilion. Stucco finish with concrete countertop and backsplash, total cost \$4241. Discussion regarding amount of usage the Pavilion gets. The Board, contractor and guests discussed the materials to be used and warranty information. Lone Wolf Outdoor Kitchens was present to answer questions. Project will take approximately 1 -2 weeks, once materials are received.

Motion: John Cressey-Neely made a motion to accept the bid as written and move forward with the building of the outdoor kitchen.

Chris Darus seconded the motion. The Board voted unanimously to pass the motion.

- Employee Retirement Plan – Karen Antill reported that the employees are going to Edward Jones in San Antonio to finish setting up the accounts. Ernie DeWinne is working out how the deduction will be taken out of the paychecks, beginning August 1st. Ron Beadles reviewed that with the rules of the SEP two pool attendants and one office worker that works when Karen is out are also eligible to participate in the program because they have been employed for over a year, over 21 and have earned more than \$450.00 a year. The HOA matches the contribution amount the employee saves up to 5%. Discussion about how the process works.

NEW BUSINESS:

-Members bringing food and liquid beverages into pool area – Ron Beadles told those in attendance that the people involved in this issue had stated that they would attend the Board meeting this evening, however they have not attended. Ron then reported the situation which occurred where a resident brought food into the pool area despite clearly posted signage that this is not allowed. The pool attendant approached her, asking that she take the food outside the pool area, she refused. Attendant contacted Joe Ortega, who addressed it with her, she still refused to leave the area. Joe Ortega called Ron Beadles who came and spoke with the woman. It was noted that this is not the first time this occurred. While Ron was trying to speak with her she had her husband on speakerphone, and with little children running around the pool area, husband cursing/swearing on speaker, very irate. As part of the tirade, they brought up that they were never notified about the new well going in. Ron asked the BOD what action they wished to take on this.

Action: John Cressey-Neely suggested that the Board send them a letter with the Rules for use of the pool, and stating that any further violations will result in their pool privileges being revoked. The Board instructed Karen what to say in the letter, she will draft the letter for Board review.

-Change to pool hours on Labor Day – John Cressey-Neely reported that there are not enough pool attendants to cover the hours on Labor Day, and recommended that the hours be changed for Monday, September 3rd, (Labor Day) to 12 N to 5 PM, unless someone is available to work. BOD agreed to this change. It will be posted on website, and highlighted.

-Information from Constable Tobin re: vehicles – John Cressey-Neely and Joe Ortega met with Constable Tobin regarding the vehicles on the River Ranch Drive property. The Constable was aware of the issue and had spoken with the individual in the past. He agreed to speak with the person again about the issue. He has not heard back from the Constable yet. The Constable is going to look up the ordinance related to this violation and get with John Cressey-Neely.

-Community cleanup – Karen Antill reported that a woman came in and asked that this item be put on the meeting agenda. In the past, there had been a Community Cleanup where the HOA rented a dumpster and people could pay a fee and dump things that they wanted to get rid of. She asked if this could be discussed and perhaps done every year or two.

Action: John Cressey-Neely made a proposal that the HOA explores what is involved in doing a Community Cleanup, cost of dumpster, etc.

-Repairs/Improvements to rest room area – Ron Beadles reviewed some upgrades/modifications which will be made to the office entrance, the rest room/shower building, ramping improvements. There is a bid from Larry Allen for \$2650 to get this done. Joe Ortega also has plans to replace the fixture in the men's room due to its poor condition. This will be minimal cost, as Joe and Tony will be doing the work.

Motion: Paul Barton made a motion to accept the bid and get the work done per the proposal. John Cressey-Neely seconded the motion. The BOD voted unanimously to approve the motion.

-Employee Retirement Account issues – Ron Beadles asked Ernie DeWinne to review the issue of all employees needing to take part in the employee IRA plan. Ernie reviewed the eligibility rules – work at least one year, age over 21, earnings greater than \$450 annually. If all eligible employees do not participate, then it nullifies the tax - exemption of the plan.

MEMBERSHIP COMMENTS:

-A guest - Suggested HOA should require chipping of pigs in the community.

-John Cressey-Neely – asked Ernie DeWinne to give update on the new well. Ernie reported on the new well testing and the need for re-testing due to slightly elevated fluoride level and variance request for approval to blend the

water. He reported that in the future, the WSC may ask to drill another well or two in Memorial Park, since the new well is not producing as much water as expected.

-Ernie DeWinne also stated that BRR is going into Stage 3 water restrictions as of midnight August 15th. Also discussed was the idea of rain water collection, and education of the public by the WSC. He also discussed the requirement by TCEQ to have capacity for HOA expansion.

-A guest stated that the water situation needs to be made more generally known to the homeowners. Use postings at the mail centers, etc. She was informed that the notice went out to all customers Friday August 10th, and has already been posted at mail centers and on the BRRWSC website, and will be posted on Nextdoor tomorrow.

A guest asked what is going to be done about the grass growing on the roads. Ernie DeWinne stated that he would call the County and see what/when it can be taken care of. Perhaps the HOA can address it, if the County is not able/willing to address it. He also suggested that residents should attend the County Commissioners meetings.

Action: Joe Ortega stated that he will take photos of areas that need to be addressed.

There being no further new business, John Cressey-Neely made a motion to adjourn the meeting. Paul Barton seconded the motion. The Board voted unanimously, and the meeting was adjourned at 8:35 PM., with the BOD going into Executive Session.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – September 11, 2018, 7 PM.

DRROA President – Ron Beadles _____

DRROA Treasurer – John Schuetze _____