

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
**OCTOBER 9, 2018 7:00 PM**  
**161 BROKEN SPUR**

**DIRECTORS PRESENT WERE:**

Ron Beadles, John Schuetze, Jon Kindred, Bill Dillard, Chris Darus, Paul Barton and John Cressey-Neely

**OTHERS IN ATTENDANCE:**

JoAnn Kickler, Susie Crews, Ed Ringgold, Stoney McAlister, Ernie DeWinne, Mike Arguelles, Joe Ortega, Barbara Maxwell, Tony Pich, Mary Dillard, Randy Dougherty, Rich Lingk and Bernean Deeter

The meeting was called to order by President Ron Beadles at 7:00 PM on October 9, 2018. Ron asked the Board members and the member guests to introduce themselves.

**ACTIONS BETWEEN MEETINGS:** Ron Beadles stated that the Board will meet in closed session immediately after the monthly meeting is adjourned to discuss plans for hiring an Executive Secretary for the DRROA, to replace Karen Antill, who is being hired exclusively by BRRWSC (Water Board).

**MINUTES:** Each Director read the Minutes of the September meeting. The BOD discussed the issue of bidding for large projects, as brought up in last month's meeting, and John Schuetze made the correction to the Minutes that at the prior meeting, the decision was that, going forward, for all projects expected to cost \$2000 or greater, the BOD shall require three (3) bids, prior to awarding the project.

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

**TREASURER'S REPORT:** John Schuetze reported that preparation for the full report to the Membership at the Annual Meeting is underway and Jon Kindred would be helping in this preparation. The Audit is also being prepared for the Annual Meeting. John Schuetze answered questions from the other BOD members.

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

**INSURANCE & COLLECTIONS:** Bill Dillard reported that there was nothing new to report.

**EXECUTIVE SECRETARY REPORT:** In Karen Antill's absence, Barbara Maxwell reported that Joe Ortega and Karen Antill have been preparing for the Annual Meeting, compiling a list of supplies needed for the Annual Meeting, and will be purchasing these. Regarding ballots received, Barbara reported that out of a total of 400 property owners, to date, 34 ballots have been received, with a total of 69 votes cast.

**MAINTENANCE REPORT:** Joe Ortega reported that the outdoor kitchen is completed, and that the gutters still need to be put up. Joe also submitted a list of tools which are needed by the HOA Maintenance staff, for budget planning. BOD discussed the potential issue of water getting into the outdoor kitchen cabinets and possibly ruining items stored there. The BOD decided that this is not an issue, since there are no plans to stock the kitchen with supplies. Anyone using the kitchen will need to provide their own pans, utensils, etc.

Joe Ortega reported that he is preparing for the Annual Meeting. He reported the need to replace the sink in the Men's Room; after discussion, the BOD decided to postpone this item until the new budget is approved. The BOD discussed the possibility of waiting on the gutters, and the sink replacement until the new budget, since we are currently over-budget. Mike Arguelles proposed that the BOD consider raising the dues a modest amount, in order to be able to accomplish these types of upgrades and upkeep, going forward. BOD discussed the issue. Ron

Beadles reported that there have been complaints about the condition of the bathrooms, needing updating, as well. Bill Dillard stated that he felt the bathrooms were more important than the pavilion gutters, at this time. Paul Barton asked whether the BOD has a plan for addressing these issues. Ron Beadles brought up the issue that Joe Ortega continues to need to use his own tools to complete his duties, John Schuetze pointed out that the HOA does pay for repairs to Joe's tools as needed. BOD discussed the budget issues involved.

**Motion:** John Cressey-Neely made a motion that the BOD allows the fixes to the bathrooms with the sink and the paint, at a cost of \$200 dollars. John Schuetze seconded the motion. The BOD voted unanimously to approve, and the motion carried.

**Motion:** John Cressey-Neely made a motion that the BOD take the gutter issue into consideration for planning purposes into next year's budget. Paul Barton seconded the motion. The BOD voted unanimously to approve, and the motion carried.

**Motion:** John Cressey-Neely made a motion to take Joe Ortega's list of required tools/equipment and get prices and plan for purchases. John Schuetze seconded the motion. The BOD voted unanimously to approve and the motion carried. John Cressey-Neely asked Joe Ortega to put a list together of needed items.

**Collections and Insurance:** Ron Beadles reported to the BOD that he has a list of delinquent property owners, with a total owed this year of \$4156.99, and from past years' a total owed of \$17,731.75. Ron called the property owners to urge them to pay their delinquent dues. BOD will be putting liens on properties shortly.

**ACC REPORT:** Mike Arguelles reported that it was a very quiet month for ACC, with one new home, and two fence projects approved this month. Also, an application was submitted and approved for the fence for the pig which was approved by the BOD recently.

**NOMINATION COMMITTEE REPORT:** Joanne Kickler stated that there is no new report from Committee. Nominations are in and awaiting votes. John Schuetze noted that he has had several phone calls from residents complaining that they did not think they should vote for the people that are running for the BOD, because of the money they wasted on the new well that did not work. John stated that he spoke to Ernie DeWinne about it, and John suggests that the HOA BOD put a notice on their website clarify that the water company and the HOA are two different entities, and no HOA money was spent on the well.

#### **OLD BUSINESS:**

**Pavilion modifications update** – Covered in previous discussion.

**Information from Constable Tobin on vehicles – update:** Joe Ortega reported that he saw Constable Tobin a week or so ago; Constable Tobin stated that if the resident is still violating the HOA codes and restrictions, the HOA should send him (the resident) a letter. John Schuetze stated that the only thing in the Covenants & Restrictions that would apply is the "nuisance clause". It may be in the Rules.

**Annual Meeting update** – Joe Ortega reported that everything is set. He and Chris Darus will be picking up chicken, sausage, and brisket, and he has firewood cut up. He will be cleaning the tables prior to the Meeting.

#### **NEW BUSINESS:**

- Executive Secretary Job Opening – John Schuetze announced that there is an Executive Secretary job opening available. Karen Antill is going to work for the water company full-time. John Schuetze stated that he believes it will be a good thing going forward. He reviewed the history of the increasing duties that each job has incurred over the years. BOD discussed. He suggested that the BOD needs to consider increase in hours of the Executive Secretary going forward.

**MEMBERSHIP COMMENTS:**

-Ed Ringgold asked why the job requirements need to be done in Executive Session and not in the open portion of the meeting. He stated that he understood the need to hold personnel discussions in Executive Session, but felt the residents should know what the job requirements are.

- Suzie Crews stated that it might be beneficial to hire a bookkeeper to manage the financials and the books. Might be worth looking into.

-Stoney McAlister stated that the Fire Department would appreciate it if residents would put their house numbers on their homes or fence. This would aid the emergency services people in getting to people more quickly. He also said that the County Emergency Management will give numbers to those over 65 years old free. He reminded those in attendance that in an emergency, time is of the essence.

-Chris Darus asked if the ACC could make the house numbers a requirement. Mike Arguelles replied that, yes that could be done, as long as BOD would support the implementation of such a regulation. He also suggested doing some education – for example, on Nextdoor Neighbor, and on the HOA website. Paul Barton suggested making it a requirement for a new house. Joe Ortega stated he would talk to Fire Marshall Stith. Ron asked that house number issue would be put on the Annual Meeting Agenda, and sent in next mailing.

There being no further business, Ron Beadles reminded everyone present that the **Annual Meeting will be held on Saturday, October 27<sup>th</sup>, 2018 at 3:00 PM at Overview Park.**

Ron Beadles made a motion to adjourn the meeting. Paul Barton seconded the motion. The Board voted unanimously, and the meeting was adjourned at 7:50 PM., with the BOD going into Executive Session.

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

DRROA President – Ron Beadles \_\_\_\_\_

DRROA Treasurer – John Schuetze \_\_\_\_\_