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DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
MARCH 12, 2019, 7 p.m.
161 BROKEN SPUR CIRCLE

DIRECTORS PRESENT WERE: Ron Beadles, Chris Darus, Jon Kindred, John Schuetze, and Cheryl Young

OTHERS IN ATTENDANCE: Susie Crews, Mike Arguelles, Bernean Deeter, Joan Hutchinson, Mike Fulgham, Richard Lingk, Nancy Butler, Tony Pich, Ernie Dewinne, Mike Arguelles, Joe Ortega, Ed Ringgold, JoAnn Peterson and Zane Everett.

The meeting was called to order by President Ron Beadles at 7 p.m. Ron asked the board members and guests to introduce themselves.

ACTIONS BETWEEN MEETINGS: None to report this month.

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

Motion: Chris Darus made a motion to accept the February minutes. Cheryl Young seconded the motion. The Board voted unanimously to accept and the motion passed.

TREASURER'S REPORT: John Schuetze reviewed the reports and reported that we are ok financially until the new assessments start in May. Our reserve is in fair shape and the Workman's Comp insurance will help save the reserve if there is a major injury. He is continuing to work on the proposed 2019-2020 budget.

Motion: Cheryl Young made a motion to accept the Treasurer's Report, seconded by Jon Kindred. The Board voted unanimously to accept the report and the motion passed.

INSURANCE & COLLECTIONS: Ron Beadles reported the we had outstanding liens for \$17847.83. Progress has been made as two accounts that had liens were sold and the back assessments were collected through escrow. \$9354.79 of the amount is the two lots that were sold at the county sale on Dec. 4 and can be written off in May 2019.

Motion: John Schuetze made a motion to accept the Treasurers report, Cheryl Young seconded and it passed unanimously.

OFFICE MANAGER'S REPORT: Chris Darus reported we received almost \$775 from the sale of a liened property, the office had received \$1509.27 from Perennial, violation letters were sent out for wrecked vehicles on property, potential burn violations (piles sitting too long or too large) and intent to place a lien on a delinquent account, sent the postcards out announcing the increase in the annual assessments as required, got all of the envelopes ready for annual assessment mailouts and ordered new flags for the front on the subdivision.

Motion: John Schuetze made a motion to accept the Office Managers report, Cheryl Young seconded and it passed unanimously.

MAINTENANCE REPORT: Joe Ortega Joe and Tony worked around the entrance sign on River Ranch replacing the mulch, Joe had obtained some tools to replace his personal tools he has been using for HOA business. Had placed the video surveillance signs up but felt they were too small (10x7) and would see if he could get some larger ones. Had received two bids on resurfacing the office parking lot and waiting on one more. Added a handicapped sign near the gate to the office.

ACC REPORT: Mike Arguelles reported that the ACC had approved a wood shed, a pergola, two fences and a large metal building. The question of whether a tree house should have to be permitted was raised and Mike said the ACC did not feel it should, but they would hold off until the board met. The ACC had contacted the lady with the pig that was not known about and were awaiting a decision by the board. The resident does have the required minimum acreage. It was questioned if the pig run and house needed to be permitted.

The resident that had requested some hens for his chicken coop was granted an ok by the ACC with the caveat that no roosters would be allowed, just up to six hens. The resident does meet the minimum required acreage for the chickens.

OLD BUSINESS: Ron Beadles reported that the board had decided not to increase the rent to the BRRWSC at this time.

The decision by the board to make Bandera County 911 addresses mandatory on new construction was agreed to by both the BOD and the ACC. Going forward, all new houses will need to have an address marker that is visible from the roadway.

NEW BUSINESS:

At a resident's request, the question of a coded lock on the pool gate was raised. The board decided that at this time, the current chain and keyed lock would suffice. Liability, no lighting and insurance regulations were cited for the decision.

Motion: John Schuetze made a motion to keep the chain and lock setup as is, Jon Kindred seconded and it passed unanimously.

Discussion of the possibility to get a credit card machine or Square. While it would be convenient, it would be used roughly two months out of the year. Monthly contract fees, maintenance fees, percentages and swipe costs were cited as reasons to maybe not do this at this time. It could be looked at in the future.

Motion: John Schuetze made a motion to not accept credit cards at this time, Chris Darus seconded and it passed unanimously.

Ernie DeWinne had a presentation about the riparian zone in the River Park. There will be possibly more discussion on this in the future.

Discussion of Article VII, Section 8.01 of the CCRs was discussed as to what constitutes a structure and what meets the requirements to be permitted by the ACC. This will be decided in the near future between the Board and the ACC.

Motion: Jon Kindred made a motion to decide if a current project in question met the guidelines of encroachment of easement and John Schuetze seconded and it passed unanimously.

The 2019-2020 preliminary budget was talked about. Final draft and adoption will be presented at the next open meeting.

Membership comments: A resident wanted to know why the annual assessment would take effect in May 2019 instead of May 2020.

A resident mentioned that the Bandera Central Appraisal District was under a big change in employees and there are numerous complaints against them.

Meeting adjourned at 9:12 p.m. with the Board going into Executive Session.

Executive session: The Board talked to an employee about his job and their appreciation, set another employee's medical contribution, talked about gutters on the pavilion and talked about coordinating a meeting a resident requested.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, April 9, 2019, 7 p.m.

DRROA President – Ron Beadles 

DRROA Treasurer – John Schuetze 