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**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
**May 14, 2019, 7 p.m.**  
**161 BROKEN SPUR CIRCLE**

**DIRECTORS PRESENT:** Ron Beadles, Chris Darus, Bill Dillard, John Cressey-Neely, John Schuetze, and Cheryl Young

**OTHERS IN ATTENDANCE:** Susie Crews, Ernie De Winne, Randy Dougherty, Lisa Dusek, Ron Dusek, Mike Fulghum, Jessica Goode, Joan Hutchinson, Joe Ortega, Tony Pich and Harvey Raab

The meeting was called to order by President Ron Beadles at 7:01 p.m. Ron asked the board members and guests to introduce themselves.

**ACTIONS BETWEEN MEETINGS:** Ron Beadles went over the road base for the River Park and the Board decision via email to not allow an organization to solicit donations door to door.

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

**Motion:** John Schuetze made a motion to accept the April minutes, Bill Dillard seconded the motion, passed unanimously.

**TREASURER'S REPORT:** John Schuetze reviewed the monthly reports and reported that our bank account is now increasing with the influx of dues payments. He did mention that we exceeded the 2018-2019 budget but we finished in the black due to increased revenue that wasn't figured on.

**Motion:** Cheryl Young made a motion to accept the Treasurer's Report, seconded by Chris Darus, passed unanimously.

**INSURANCE & COLLECTIONS:** Ron Beadles reported the we had two payment plan customers for a total of \$210.42 and that one of those will have a lien placed on May 28 for missing payments. Our outstanding liens are currently \$ 18191.77. Of that amount, \$9354.79 is the two lots that were sold at the county sale on Dec. 4, 2018, and can be written off in June 2019. Another account paid their lien and current dues in full.

**Motion:** John Schuetze made a motion to accept the Insurance and Collections report, Cheryl Young seconded, passed unanimously.

**OFFICE MANAGER'S REPORT:** Chris Darus reported that the annual assessments were sent after the April meeting and about 60% of those had been received, the quarterly check was received from Perennial Vacation Club, the 941 monthly bill and all of the quarterly reports were taken care of. The website had been updated, the DRROA had received a Capital Credit refund check from the BEC and every property that has a lien against it was sent a statement on May 10.

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

**MAINTENANCE REPORT:** Joe Ortega reported the pool is open with volunteers only after office hours until May 24, that Tony and him are busy mowing all the parks and roads, repainted the bathroom floors again after Easter and were cutting up a large tree that had fallen at Campsite #1 in the River Park. Joe also said him and John Cressey-Neely were aligning the pool attendants with the May/June pool schedule. He also mentioned that wild hogs were tearing up some lots in the subdivision.

**ACC REPORT:** Mike Arguelles was absent so Chris Darus reported that the ACC had approved a fence application that had to have the proposed fence relocated due to a water main and the homeowner was happy to comply with the request. The ACC also approved a covered patio and kitchen extension that was for a member of the ACC. As his contractor is also a member of the ACC, the approval was made independent of their participation.

**OLD BUSINESS:** None conducted.

**NEW BUSINESS:** As mentioned in the Ranch Managers report, the subject of hogs was talked about. Joe and John Cressey-Neely will talk to a resident that traps hogs and see what can be done.

Discussion of making a donation to Bandera Fire and Rescue was talked about. The original suggested \$50 donation was bumped to \$100 and Board Member Bill Dillard personally donated another \$100 to send to the Pipe Creek VFD.

**Motion:** Chris Darus made a motion to ok the donation, it was seconded by Bill Dillard and passed unanimously.

After some discussion, it was determined that due to non-residents using the River Park with no authorization to do so, the gate codes in the neighborhood need to be changed more frequently. It was decided to go with twice a year and that will be increased if needed.

**Motion:** John Schuetze made a motion to change the codes twice a year, Bill Dillard seconded, passed unanimously.

The subject of banning the burning of newly cleared lots was discussed and it was decided to not ban burning at this time. The size of the burn piles increasing was suggested and limited to one burn pile per plotted lot at a time.

**Motion:** None made at this time, matter is tabled until the June meeting.

After discussion of ease of access to the river for older or handicapped owners/residents, it was determined that no action would be taken at this time.

On the subject of appointing a new ACC Chairman, it was decided to table this until the June meeting.

After discussion of the pool guest card donation to members of the ACC was determined to be an annual deal instead of a one-time situation.

**Motion:** John Cressey-Neely made a motion for the DRROA to present a \$20 pool guest card to each member of the ACC on an annual basis, John Schuetze seconded and the motion passed unanimously.

After discussion of a proposed change to Article XI, Section 6 of the By-Laws in two different areas, two motions were made, one for each area.

**Motion:** John Cressey-Neely made a motion to modify the language in the paragraph that states "The treasurer shall receive and deposit in appropriate bank accounts all moneys...." with the following addition, "The Board of Directors may appoint an employee as assistant to the Treasurer to assist in all official duties pertaining to that office." John Schuetze seconded the motion and it passed unanimously.

**Motion:** John Schuetze made a motion to add the following language to section 6, "Any non-emergency, non-budgeted expense item of over \$500 must be presented to the full Board, not a Quorum, for a full majority vote. The presentation may be at open meeting or by e-mail. An e-mail will be reported as an Action between Meetings. Any absent member proven to be notified that fails to vote will not void a majority vote to approve or disapprove the expense. If any Board member is proven not notified, then any majority or quorum vote is null and void."

Chris Darus seconded the motion and it passed by majority vote with one nay vote.

The possible change to clarify language for ACC rule #22 (pool first fill) was talked about. It was decided the language would need to be modified to be more concise to help avoid any question of the intent of the rule. The ACC will work on this and present it to the BOD at the June meeting.


**Motion:** John Cressey-Neely made a motion for the ACC to change the language for Rule 22, seconded by Bill Dillard and passed unanimously.

Discussion of the Pavilion and Pool being available to rent on Sunday was struck down but it was decided the Pavilion only will be available to rent for **one** three (3) hour block on any Sunday, (except for those falling on a holiday weekend).

**Motion:** John Cressey-Neely made a motion to allow the Pavilion only be available for rent once on Sunday, Cheryl Young seconded and it passed unanimously.

Meeting adjourned at 9:05 p.m.

**REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, June 11, 2019, 7 p.m.**

DRROA President – Ron Beadles 

DRROA Treasurer – John Schuetze 