

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
Aug. 20, 2019, 7 p.m.  
161 BROKEN SPUR CIRCLE

**DIRECTORS PRESENT:** Ron Beadles, John Cressey-Neely, Chris Darus and John Schuetze

**OTHERS IN ATTENDANCE:** Susie Crews, Ernie DeWinne, Randy Dougherty, Karen Fulghum, Mike Fulghum, Greg Henrie, Lisa Henrie, Ramon Hernandez, Joan Hutchinson, Rich Lingk, Harold Martin, Joe Ortega, JoAnn Peterson, Jordan Pierce, Bonnie Tidball and Fire Marshal John Stith

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:** None to report.

**MINUTES:** Each Director was asked if they had read the Minutes of the June meeting.

**Motion:** John Schuetze made a motion to accept the June minutes, John Cressey-Neely seconded the motion, it passed unanimously.

**TREASURER'S REPORT:** John Schuetze said not too much happening, but we had some emergency repairs on the tractor and truck and installed an exhaust fan in the shop. He did mention that the taxes we paid was 25% less than the year before. Ernie DeWinne, who did the taxes, said this was partially due to reallocation of office space percentages.

**Motion:** John Cressey-Neely made a motion to accept the Treasurer's Report, seconded by Chris Darus, passed unanimously.

**INSURANCE & COLLECTIONS:** Ron Beadles reported that we had three payment plan customers for a total balance of \$486.14 and two of those had missed their Aug. payment. We currently have 13 liened accounts on the books. Outstanding dues balance including liens is currently \$19855.26 and the \$9354.79 owed the HOA was finally written off on 2018-2019 FY taxes. Forty property owners had not yet paid their 2019-2020 dues, down from 51 in July. Workman's Comp insurance had sent another audit and we would probably have to pay back some of the \$494.96 refund they issued earlier this year.

**OFFICE MANAGER'S REPORT:** Chris Darus reported that the website was updated again, HOA dues collections are ongoing and a 60 day Notice of Intent to place a lien on unpaid property dues was sent out in the Aug. billing. He also stated that the Perennial bill had been sent and we had received the check for \$2166.18, notices for open Board positions had been posted on the front page of the website, in the mail centers/bulletin boards and sent to those that receive email.

**MAINTENANCE REPORT:** Joe Ortega thanked Susie Crews for painting the DRROA signs on River Ranch Dr., reported him and Tony had trimmed trees, repaired potholes at the Settlers Lane mail center, had to do some repairs on the tractor, fixed the basketball backboard, been mowing, have been keeping up with the pool condition and trimmed the sage around the pool. There was another incident in the River Park.

**ACC REPORT:** New chairman Paul Barton reported there had been approvals on a house, a detached garage, a carport, a fence and a garage. Ron Beadles mentioned that the prior ACC history SD card was turned in to the office and it is secured in the safe.

**OLD BUSINESS:** Discussion of banning the burning of newly cleared lots, requiring hauling off or chipping: The committee, made their recommendations as to what they felt was the best way to go. The Board will take their list and make a decision soon. Before the committee recommendation, Bandera County Fire Marshal, John Stith, talked about state and local laws, using common sense and possible criminal charges regarding his office. He also brought literature by the office for property owners. Discussion of River Park camera: Joe Ortega reported that a new ATT wi-fi enabled game camera was purchased and will soon be in place to cover portions on the River Park. There will be a small monthly charge for I-Cloud storage of the photos taken by the camera and the photos are available real time for viewing by the Ranch Manager.

**NEW BUSINESS:** Discussion and action on food and Trick or Treat trailer ride at the annual meeting: It was decided to continue with the HOA supplying chicken, sausage and brisket for the annual meeting. The Board was informed that Ernie DeWinne will coordinate the trailer/bench ride after the meeting for children, 12 and under.

The Nominating Committee timeline and rules were discussed. Three positions are up for re-election and rules for candidates is listed on the website. A notice of open elections is posted at the bulletin boards and an email was sent to those requesting emails.

The current problem with the River Park gate damage was discussed. It was disclosed that a guest of the condos was responsible and repair costs will be charged to Perennial.

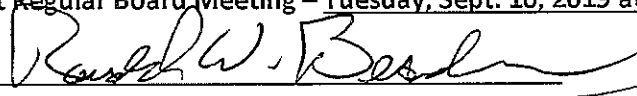
John Schuetze asked for volunteers for the Audit Committee. Three members agreed to join him on the annual internal audit on Sept. 25.

Ron Beadles mentioned the Board would like to thank Susie Crews and husband for their work on the DRROA signs and to Barbara Maxwell and Joan Hutchinson for filling in at the office and Paul Barton for stepping up for the ACC.

**Membership comments:** A member discussion the possibility of starting a petition to TxDOT about restriping or adding a turn lane on Hwy. 16 onto River Ranch Dr. There is such a petition in the office if anyone chooses to sign it. The president of the Water Board mentioned that we had moved to Stage III water restrictions and that everyone's water meters would be swapped out with new ones.

Meeting adjourned at approximately 8:50 p.m. and the BOD went into Executive Session. Items discussed were a procedural issue and addressing of payment for a phone, both of which will be brought up in next month's meeting.

**REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, Sept. 10, 2019 at 7 p.m.**

DRROA President – Ron Beadles 

DRROA Treasurer – John Schuetze 