

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
**Sept. 10, 2019, 7 p.m.**  
**161 BROKEN SPUR CIRCLE**

**DIRECTORS PRESENT:** Ron Beadles, Chris Darus, Bill Dillard, Jon Kindred, John Schuetze and Cheryl Young

**OTHERS IN ATTENDANCE:** Paul Barton, Susie Crews, Ernie DeWinne, Karen Fulghum, Joan Hutchinson, Harold Martin, and JoAnn Peterson

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:** The Board voted via email to purchase a new tractor to replace the 18-year-old tractor we had. The old tractor was needing major work, equivalent to approximately 25% of the cost of the replacement tractor. We did receive \$5500 trade in for the old tractor towards the new one.

**MINUTES:** Ron asked board members if they had read the Minutes of the August meeting.

**Motion:** Chris Darus made a motion to accept the August minutes as written, Cheryl Young seconded the motion, and it passed unanimously.

**TREASURER'S REPORT:** John Schuetze said we went over budget buying the tractor but it will be moved to the asset side of the report to offset the cost.

**Motion:** Bill Dillard made a motion to accept the Treasurer's Report, seconded by Jon Kindred, passed unanimously.

**INSURANCE & COLLECTIONS:** Ron Beadles reported the we had two payment plan customers for a total balance of \$217.42, down from three the prior month and both had missed their Aug. payment. We currently have 12 liened accounts on the books. Outstanding dues balance including liens is currently \$16,040.89. One liened account was sold and the HOA received the money that was owed, approximately \$865. Thirty-one property owners had not yet paid their 2019-2020 dues, down from 40 in August.

**OFFICE MANAGER'S REPORT:** Chris Darus updated the website, HOA dues collections are ongoing and a 30-day Notice of Intent to place a lien on unpaid property dues was sent out in the Sept. billing to the 11 customers that hadn't paid. We received an invoice to a liened account for \$1218 that had been coming back undeliverable that had a forwarding address on it so the Aug. bill was sent to the new address. The letters will be mailed on Thursday and liens will be made on Oct. 21, 2019 if not paid. He also stated that Nominating Committee had received the list of candidates received by the deadline and all four had been given the ok to place them on the ballot. The September pool schedule is posted on the website as well as the office bulletin board.

**MAINTENANCE REPORT:** Joe Ortega was absent so Ron Beadles read Joe's report. Joe and Tony had trimmed trees, cleaned brush at the River Park, repaired potholes at the Settlers Lane mail center, had to do some repairs on the tractor, fixed the basketball backboard, have been mowing, have been keeping up with the pool condition and trimmed the sage around the pool. Joe installed a thermostat on the new shop exhaust fan. There was another incident in the River Park and the gate code had been changed. Tony, Joes assistant, had given his notice and we are currently looking for a new helper.

**ACC REPORT:** New chairman Paul Barton reported there had been approvals on a house, a detached garage, a carport, a few fences and a garage. He did mention there might be a fine against a particular builder for failure to follow ACC requests for action.

**OLD BUSINESS:** Discussion of banning the burning of vacant or newly cleared lots, requiring brush and wood to be hauled off, shredded or chipped. After reviewing the recommendations of the committee, it was voted on to not allow ANY burning on any lot without a structure or water on it, ie: clearing to build a house, etc.

**Motion:** John Schuetze made a motion to accept the recommendation of the committee on this issue, seconded by Cheryl Young, passed by a 5-0 vote with one board member abstaining and one board member absent.

It was mentioned the 20,000 gal. water tank, courtesy of the BRRWSC, will soon be repaired, mounted and serviceable to fill the pumper trucks in the event of a fire.

The other things recommended by the committee will be presented as voted on in Actions between Meetings at the Oct. meeting. The changes will be implemented immediately.

**NEW BUSINESS:** The four potential candidates for the three BOD positions up for election this year were picked for their position on the ballot by blind draw. The order is as follows: Bill Dillard, John Cressey-Neely, Susie Crews and Jordan Pierce.

A motion to pay a portion of the Ranch Managers phone bill, (50%) was made by Chris Darus, seconded by John Schuetze and passed unanimously.

The procedure to add an item to the monthly agenda was discussed. If anyone wishes an item to be added to the next monthly agenda, it will require an email to the office and that will be forwarded to the Board President for approval to add it. Requests should be made at least 10 days before the next meeting.

**Membership comments:** Board member Jon Kindred made a suggestion that the new tractor be presented at the annual meeting on Oct. 26. A resident reported that someone had run into their yard and had caused some damage. The deputy estimated they were running in excess of 60 mph in the subdivision. The petition for adding a turn lane at TX 16 and River Ranch is still available to sign in the office. Another resident asked that the Ranch Manager drive the neighborhood on a regular basis. Ernie DeWinne explained the situation that the Water Board is waiting on an FCC license and the collector install for the new remote reading water meters that have been installed.

Bill Dillard stated that D.R. Horton was working a deal to build 13 new homes in the subdivision.

Meeting adjourned at approximately 8:26 p.m. and the BOD went into Executive Session. Items discussed were an employee review and discussion of a job description for another position.

**REMINDER OF NEXT MEETING: Next Regular Board Meeting -- Tuesday, Oct. 8, 2019 at 7 p.m.**

DRROA President – Ron Beadles 

DRROA Treasurer – John Schuetze 