

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
**Oct. 8, 2019, 7 p.m.**  
**161 BROKEN SPUR CIRCLE**

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

**OTHERS IN ATTENDANCE:** Paul Barton, Bernean Deeter, Ernie DeWinne, Randy Dougherty, Karen Fulghum, Mike Fulghum, Greg Henrie, Lisa Henrie, Joan Hutchinson, JoAnn Kickler, Harold Martin, Stony McAlister, JoAnn Peterson, Tony Pich, and Bonnie Tidball

The meeting was called to order by President Ron Beadles at 7:02 p.m. Ron asked the board members and guests to introduce themselves.

**ACTIONS BETWEEN MEETINGS:** Ron Beadles went over the adopted recommendations from the Burn Committee. New language and restrictions are as follows: Only one (1) burn pile active per lot, max size is 5 feet x 8 feet x 4 feet, Residential was added to top of permit, notices will be placed on the website and at the three bulletin boards when there are changes to the Burn Permit, permits are now good for 90 days and Joe's name is typed on the bottom of the permits. The recommendations passed by a 4-0 vote with three members not responding.

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

**Motion:** John Cressey-Neely made a motion to accept the Sept. minutes as written, Chris Darus seconded the motion and it passed unanimously.

**TREASURER'S REPORT:** John Schuetze went over the numbers. He also stated the annual internal audit went very smooth with no discrepancies and just a few small items slowing things down a bit.

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

**INSURANCE & COLLECTIONS:** Ron Beadles reported the we had three payment plan customers for a total balance of \$478.39. We currently have 12 liened accounts on the books. Outstanding dues balance including liens is currently \$15018.92. Twenty-seven property owners owe the association, down from 31 in August.

**OFFICE MANAGER'S REPORT:** Chris Darus updated the website, HOA dues collections are ongoing and liens will be made on Oct. 21, 2019 on delinquent accounts if not paid by close of business on Friday, Oct. 18. He also stated that the house at 1536 Kings Ranch was acquired by the Dept. of Veteran Affairs, made a request for ballot counters for the annual meeting and said that one of the neighborhood's vendors had considered bringing a roll off into the subdivision for "Spring Cleaning" weekend but after it was talked about, it was deemed we would not be able to monitor it to keep non-allowable items from being thrown in.

**MAINTENANCE REPORT:** Joe Ortega mentioned the pool is closed for the season, the HOA and Water are still looking for a new helper and hopes to hire one soon, mowed the entrance and replaced the flag at the front of the neighborhood and will soon be starting to get supplies for the annual meeting.

**ACC REPORT:** Chairman Paul Barton reported there had been approvals on a solar project and that a letter had been dispatched to a builder about cleaning up a lot.

**OLD BUSINESS:** Discussion of Joe's helper. See Maintenance report.

**NEW BUSINESS:** Discussion of establishing a burn area for the HOA. Tabled at this time until Executive session.

Discussion of the HOA/ACC adding a security deposit to ensure compliance with rules on new building permits. Tabled for further discussion.

Discussion of cashing building permit checks upon receipt. In a change from past procedure, the BOD talked about cashing checks for projects and new construction immediately, instead of waiting for the ACC to issue the permit. If the applicant changes their mind, 50 % of the amount will be retained by the HOA/ACC.

**Motion:** Motion for the above was made by John Schuetze, seconded by John Cressey-Neely, passed.

-Discussion of adding a budget line for money for future projects (small and/or capital improvements) to the three-year plan on the Treasurers report.

Motion: A motion to do the above was made by John Schuetze, seconded by John Cressey-Neely and passed.

**Membership comments:** Bonnie Tidball, president of the Water Board, invited everyone in attendance to the Water meeting on Thursday, Oct 10, at 2 p.m.

A resident asked about the possibility of a pool aerobics class next pool season. This will be a matter for the board to discuss at a future date.

Meeting adjourned at approximately 8:05 p.m. and the BOD went into Executive Session.

The meeting reconvened at 8:23 p.m. and it was made known that the HOA will look into the purchase of a chipper. Another item discussed was about building permits.

Meeting was adjourned at 8:32 p.m.

**REMINDER OF NEXT MEETING:** Next Regular Board Meeting – Tuesday, Nov.12, 2019 at 7 p.m.

DRROA President – Ron Beadles 

DRROA Treasurer – John Schuetze 