

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
July 14, 2020, 7 p.m.
161 BROKEN SPUR CIRCLE
In person and Zoom Telemeeting

DIRECTORS PRESENT: Ron Beadles, Bill Dillard (Zoom), John Cressey-Neely, John Schuetze, Billy Wilson and Cheryl Young

OTHERS IN ATTENDANCE: Paul Barton, Pat Carle, Susie Crews, Bernean Deeter, Randy Dougherty, Ernest DeWinne, JoAnn Kickler, Joe Ortega, Ed Ringgold, and Bonnie Tidball

MEETING START: The meeting was called to order by President Ron Beadles at 7:01 p.m. The BOD and guests introduced themselves.

MEMBER COMMENTS: No comments

ACTIONS BETWEEN MEETINGS: The Board President mentioned that the Board had met with the new Bandera County Tax Appraiser about the reason for the tax increase for the DDROA properties. See new business.

MINUTES: Ron asked board members if they had read the Minutes of the June 9 meeting.

Motion: Cheryl Young made a motion to accept the two sets of minutes as written, Billy Wilson seconded the motion and it passed unanimously.

TREASURER'S REPORT: John Schuetze went over the financial reports and mentioned the HOA had moved some money from the checking account to the Money Market account.

Motion: Billy Wilson made a motion to accept the Treasurer's Report as submitted, seconded by Cheryl Young, passed unanimously.

INSURANCE & COLLECTIONS: Ron Beadles reported that as of 7-14-2020, there were 11 liened accounts, owing the HOA \$15,906.63. There are a total of 60 outstanding accounts that owe the HOA \$25261.16. He also reported that a lien had paid in full and was released on July 8.

OFFICE MANAGER'S REPORT: Chris Darus reported he updated the website and they had changed the editing software and couldn't upload updates to the site after it was updated. He had contacted the site but received an automated response. He also had deposited \$25,000 worth of HOA dues checks, had spent over 22 hours on chasing down sales of lots that were not reported to the office to receive payment on HOA dues and transfer fees, was still mailing out decals and pool cards, paid the quarterly federal income tax statement, paid the state unemployment taxes, had sent Perennial their quarterly statement for shared expenses and had enclosed 60 day Intent to Lien notices in the July statements for unpaid accounts.

MAINTENANCE REPORT: Joe Ortega's stated they had been watering the trees at the mail centers, had to have a door at each mail center bulletin board repaired, had to repair the edger and had patched potholes at the mail centers and office parking lot. He also said he had been checking on new construction in the subdivision, been cleaning up trash on the roadsides, been busy at the pool with maintenance and met with a homeowner on a complaint.

ACC REPORT: The ACC Chairman mentioned they

OLD BUSINESS: **Discussion and possible action on starting work on three-year plan projects:** John Cressey-Neely stated that there was some money in the improvement fund and they top three priorities on the 2021 list were, 1. Gutters and solar panels for the pavilion at Overlook Park, redoing the landscape and repair/upgrade the front entrance sign on River Ranch Rd. and repairing the picnic tables and BBQ pits in the River Park.

Discussion of the container issue: It was determined that no shipping containers of any size or shape for storage purposes will be permitted in the subdivision. It was determined that the DRROA Rules will have this language added to it and it will be recorded at the Bandera County courthouse as required.

Motion: John Schuetze made a motion to allow shipping containers as proposed by the ACC, motion died to lack of a second. Schuetze then made a motion to not approve shipping containers as proposed, Billy Wilson seconded and it passed unanimously.

NEW BUSINESS: **Discussion on short term rentals:** It was determined that short term rentals ie: AirBnB, VBRO etc., are in violation of the CC&Rs. The board voted to send letters to anyone engaging in such activities.

Motion: John Cressey-Neely made a motion to send violation letters to those engaging in rental activities in violation, Cheryl Young seconded and it passed unanimously.

Discussion of property tax appeal process and decision to continue: After some discussion, it was determined that the

DRROA will continue to protest the new property tax amounts and will notify the BanCad on Wednesday morning. The date will be determined by the BanCad for a later date.

Motion: John Schuetze made a motion to continue with the protest process, seconded by Billy Wilson and it passed unanimously.

Meeting adjourned at 7:51 p.m.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, August 11, 2020 at 7 p.m.

DRROA President or 1st VP

John M. Cressy-Weely

DRROA Treasurer – John Schuetze

John Schuetze