

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
Sept. 8, 2020, 7 p.m.
161 BROKEN SPUR CIRCLE
In person and Zoom Telemeeting

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

OTHERS IN ATTENDANCE: Pat Carle, Susie Crews, Randy Dougherty, Joan Hutchinson, JoAnn Kickler and John Zubro via Zoom. Joe Ortega and Bonnie Tidball in person.

MEETING START: The meeting was called to order by President Ron Beadles at 7:00 p.m. The BOD and guests introduced themselves.

MEMBER COMMENTS: A resident made mention about the poor effort by the ATT contractors on River Ranch to return the turned ground for the cable install to like-before status.

ACTIONS BETWEEN MEETINGS: None for the August- Sept. timeframe.

MINUTES: Ron asked the board members if they had read the Minutes of the Aug.11 meeting.

Motion: Billy Wilson made a motion to accept the minutes as written, John Schuetze seconded the motion and it passed unanimously.

TREASURER'S REPORT: John Schuetze went over the financial reports and mentioned that we are in the same pattern where outgo is more than income after the majority of HOA dues have been paid. He also said the BanCAD protest on Aug. 25, went as expected, the two large tracts (greenspaces) owed by the DRROA will stay at the 2019 evaluation and the other 14 increased. The total increase in property taxes for the HOA is approximately \$1000.

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

INSURANCE & COLLECTIONS: Ron Beadles reported that as of 9-8-2020, there were 32 accounts that owe the HOA \$17455.06, down from the 41 accounts owing \$ 21532.80 last month. 10 of the 32 are liened accounts, owing the HOA \$14,874.05 and two of the accounts that owe are on a payment plan. He also reported that a liened account had sold and this was the first time since Aug. 2011 the lot has had a \$0 balance. In closing, it was mentioned that 10 of the non-liened accounts would have a lien placed on them on Monday, Sept. 14 if payment was not received by close of business on Sept. 11.

OFFICE MANAGER'S REPORT: Chris Darus reported he updated the website where he could and still couldn't upload updates to the site due to a change in editing tools on the site. He had contacted the site staff again but got an automated supply. He also said that the hosting site (Wordpress) had been hacked and that may be part of the problem. It was mentioned that the HOA had received a reimbursement check from Perennial for \$1516.76, he had submitted a Workmans Comp insurance payment for \$219 after receiving a \$71 discount, had sent the applications to the Nominating Committee and the two candidates were passed, would have ballots and mailouts ready to go by Sept. 25, (this has been changed, date TBD), had sent 19 statements on Aug. 10 with 30 day notices in them and had sent an ACC fine letter to an owner on Friday. Thanks to Barbara Weber for helping get all of the election stuff ready to mail.

MAINTENANCE REPORT: Joe Ortega stated the gutters for the Pavilion were finished and the solar screen was on the way. He also said the River Park picnic tables were finished, him and Billy Wilson, who Joe thanked, had finished the two 30 ft. flagpoles for the two mail centers, and pool season was ending except for Tues. – Fri. office hours until Sept.30. Joe mentioned that they had picked up another 12 post/parcel boxes for the HOA and they would be mounted asap. He also said there was a new assistant, his son Joe. It was mentioned that work might start on the walking trail at Memorial Park this FY if there was money left in the improvement budget after ordering the five BBQ pits already ok'ed to do this season.

ACC REPORT: The ACC Chairman did not attend, no report. Joe Ortega did mention the ACC fine referenced above.

OLD BUSINESS: Review of BanCAD protest and possible action: John Schuetze said he went to a two-hour meeting on Aug. 25 where we protested all 16 property assessments for the HOA. The two largest properties will stay at the 2019 assessment value and the other 14 did go up as assessed. Total increase of taxes to the HOA was close to \$1000 over 2019.

Motion: John Schuetze made a motion to accept the BanCad appraisal values as assessed, seconded by Billy Wilson, passed unanimously.

Review on Annual Meeting guidelines and food supply, etc: After discussion, it was decided to postpone the meeting to a later date TBD due to CoVid concerns and restrictions.

Motion: Billy Wilson made a motion to postpone the meeting until a later date, seconded by Cheryl Young, passed 5-1.

NEW BUSINESS: Presentation of candidates and blind draw for BOD openings: It was determined that the ballot deadline would be extended until the date of the TBD meeting date. The blind draw for ballot positions will be done during a meeting before the Annual Meeting.

Motion: Bill Dillard made a motion to extend the ballot deadline to whatever date the Annual Meeting will be held, seconded by Cheryl Young, passed unanimously.

Discussion of extending invites to Annual Meeting to local officials: After a short discussion, it was determined that inviting the two county commissioners that represent the HOA, the Bandera County Road and Bridge director and a TxDot official to the Annual Meeting an ongoing thing from this point forward.

Motion: No motion was made but all BODs present agreed to the above.


President Ron Beadles made a mention that Bill and Mary Dillard had agreed to make a donation to the HOA equal to the amount of the mail centers expansion. The 19 mail/parcel boxes the HOA has acquired are worth over \$28,275 dollars but thanks to Billy Wilson and Joe Ortega, we have a bunch less invested in them. Bill Dillard was informed that the actual total is yet to be determined.

Ron Beadles did tell Bill that the HOA appreciated their gesture and told Joe and Billy thanks for the time, labor and material for the flagpoles they have made for the mail centers.

Meeting adjourned at 8:06 p.m. and a short Executive Meeting followed dealing with personnel matters.

REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, Oct. 13, 2020 at 7 p.m.

DRROA President – Ron Beadles



DRROA Treasurer – John Schuetze

