

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
**Jan. 12, 2021, 7 p.m.**  
**161 BROKEN SPUR CIRCLE**  
**Zoom Telemeeting (Z)**

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

**OTHERS IN ATTENDANCE:** Susie Crews (Z), Joan Hutchinson (Z), JoAnn Kickler (Z) and Joe Ortega.

**MEETING START:** The meeting was called to order by President Ron Beadles at 6:59 and BOD and guests introduced themselves.

**MEMBER COMMENTS:** None at this time.

**ACTIONS BETWEEN MEETINGS:** None to report

**MINUTES:** Ron asked the board members if they had read the Minutes of the Nov.10, 2020, meeting.

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

**MINUTES:** Ron asked if the board members had read the Annual Meeting minutes.

**Motion:** John Schuetze made a motion to accept the minutes as written, Billy Wilson seconded and it passed unanimously. (This will be redone at the 2021 annual meeting as well).

**TREASURER'S REPORT:** John Schuetze went over the financial reports. He made a comment about the ACC and the office staff keeping an eye on violations and on the title companies paying the required fees in a timely fashion and keeping expenses down to stay under budget. He also said he appreciated the contributions of Billy Wilson and Bill Dillard for labor and financial help to the association.

**Motion:** Billy Wilson made a motion to accept the Treasurer's Report as presented, seconded by John Cressey-Neely, passed unanimously.

**INSURANCE & COLLECTIONS:** Ron Beadles reported that as of Jan.12, 2021, there were 24 accounts that owe the HOA \$15,720.63, 15 of the accounts have liens totaling \$15,683.47 and one of the two of the non-liened accounts that are on a payment plan had missed Dec. and January payments and that one of the liened accounts asked for a payment plan but still have not submitted any paperwork or payment and the house is currently for sale.

**OFFICE MANAGER'S REPORT:** Chris Darus reported he updated the website, had paid the quarterly Workman's Comp insurance bill of 298.00 but after discounts, amounted to 225.00. He went on to say we had received a dividend check from them for \$179.70, so we basically paid a total of \$45.30 for the quarter. He also said he had paid the annual vehicle insurance of \$538.00 for the company truck, paid the Federal Unemployment tax of \$182.69, had paid the Bandera County property taxes of \$3339.17, up from \$2493.72 last year, had found where a title company had not paid a transfer fee check on the transfer of property, recorded the Amended Bylaws on 11/26 at the Bandera Co. courthouse, that a liened account had paid all but one monthly interest charge, reconciled the before and after banking statements due to a merger, started on the 2020 W2s for employees, had sent a bill to Perennial for \$1391.69 for fourth quarter shared expenses but that did not include the front sign repair, had mailed statements and had received a check for \$1176.13 from a multi-year liened account and would release the lien when the check had cleared the bank.

**MAINTENANCE REPORT:** Joe Ortega's report showed that the front sign repairs were slowed by cold and bad weather, a property owner was burning in violation with 14-15 burn piles on an empty lot, that him and Joe Jr. had trimmed trees at Memorial Park, had taken down the Christmas lights, had put up four traffic signs at the River Ranch mail center, had put a new gearbox on the tractor mower, had finished the concrete pad involved in the post office trade and was steadily checking on complaints with new construction on Kings Ranch Rd., mostly garbage blowing around and road blockages.

**ACC REPORT:** The ACC Chairman did not attend, but Joe Ortega said they had approved two houses and a barn, had more problems with DR Horton with only one dumpster for three houses, a violation of the building permits. They would be issued an email giving them five days to correct the issue or a Stop Work order would be posted. Another issue with a DR Horton sub-contractor that blocked Kings Ranch Rd. and refused to move after the Ranch Manager asked him to move to a side street or a nearby cul-de-sac.

**OLD BUSINESS:** Discussion and possible action on a community cookout and sale: After little discussion, this was tabled until the CoVid situation becomes clearer.

**NEW BUSINESS:** Discussion and possible action about the ongoing fence situation: It was determined to solidify the amount of fines and contact the lawyer about moving forward.

**Motion:** John Cressey-Neely made a motion to move forward after contacting the lawyer, seconded by Billy Wilson, passed unanimously.

**Discussion of Perennial's obligation on the repairs to the front sign:** After a meeting with the Perennial manager, no action was needed as

they decided to pay the amount agreed upon in the agreement with the HOA.

**Election of officer positions and appointment of committee chairs:** Every January, the BOD must elect the positions that each elected person will fill for the year. The following the position each will fill for this year:

Position	Name	Nominated by	Seconded by
President	Ron Beadles	JS	BW
1 VP	John Cressey-Neeley	JS	BW
2 VP	Bill Dillard	BW	JCN
3 VP	Cheryl Young	JCN	JS
4 VP	Billy Wilson	JCN	JS
Treas.	John Schuetze	BW	JCN
Sec. (tentative)	Jordan Pierce	JCN	JS

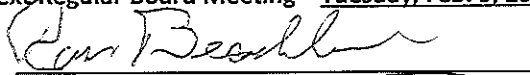
Committee chairs were appointed next.

Committee	Chair
ACC	Paul Barton
Nominating	Ron Beadles
Recreation	Joe Ortega
Security	John Cressey-Neely
Audit & Finance	John Schuetze
Welcome and Hosp.	Cheryl Young
Beautification	Joe Ortega
Coll. & Ins.	Ron Beadles
Roads	J. Cressey-Neely/E. DeWinne/Joe Ortega
Doc. Review	John Schuetze

Meeting adjourned at 7:46 p.m. and a short Executive Meeting followed dealing with legal questions for the attorney and enforcement actions.

**REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, Feb. 9, 2021 at 7 p.m.**

DRROA President – Ron Beadles



DRROA Treasurer – John Schuetze

