

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS' MEETING
Feb. 9, 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), Ernie DeWinne (Z), JoAnn Kickler (Z), JoAnn Peterson (Z), Randy Pittman (Z) and Joe Ortega.

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

MEMBER COMMENTS: Ernie DeWinne talked about taxes and Billy Wilson had a comment from the Water Board.

ACTIONS BETWEEN MEETINGS: Ron Beadles reported the BOD and attorney had spoken about what will be needed to update the CC&Rs, that the BOD voted to maintain the current Workmans Comp policy, that last month's Executive session was about legal and enforcement action questions for the attorney. He also stated that one member of the BOD had stepped down due to other obligations and we are accepting applications for the position.

MINUTES: Ron asked the board members if they had read the Minutes of the Jan. 12, 2020, 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 said things are normal. He also mentioned that work would start on the 2021-2022 budget to present at the March or April meeting.

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 Feb. 10, 2021, there are 23 accounts that owe the HOA \$16163.41 and \$16126.05 of that was owed by 14 liened accounts. He also reported 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. (this account owes \$1865.48).

OFFICE MANAGER'S REPORT: Chris Darus reported he updated the website, had a Certified Mail Demand letter returned as refused, had paid the Property taxes of \$3339.17 on Jan. 13, 2021, had paid the Workmans Comp quarterly bill (\$315), paid the quarterly copier bill (\$154), Finished and had mailed all employees W2s for 2021, found out that 4 of 4 dues requests that had been sent to title companies in the prior six weeks had fell through, had sent Perennial the bill for 50% of the cost of the entrance sign repair (\$3098.50), had received the quarterly check from Perennial for shared expenses (\$1391.69), had released two liened properties that were paid in full, had ordered the postcards for HOA assessment rates and had heard from TxDot about the petition sent in about the traffic at the River Ranch/Hwy. 16 entrance and the proposed RV park.

MAINTENANCE REPORT: Joe Ortega's report showed that the front sign repairs were inspected with Perennial management, the area cleaned up and ready to go, had performed needed maintenance on the company truck to pass inspection, got it inspected and tags bought, picked up trash on the roads in the subdivision, had been keeping an eye on construction in the subdivision, will be changing the codes to the River Park and courts and planned on finishing the rails at the new mail center on River Ranch.

ACC REPORT: The ACC Chairman said the ACC had appointed Billy Wilson to the empty spot, had been in contact with DR Horton about numerous ongoing problems and problems on Park Rd. new construction.

OLD BUSINESS: None at this time.

NEW BUSINESS: Discussion and possible action about the fine for burning in violation of the Burn Permit: It was determined that the resident was in violation. The amount of the fine is still TBD.

Motion: John Schuetze made a motion to increase the minimum fine to \$1250 for future violations, motion failed for lack of a second.

Discussion of addition to the Rules about short term rentals in plain English: After some discussion, it was determined to add a line in the Rules that Air BnBs, VBROS, Bed and Breakfasts are not allowed in the confines of Bandera River Ranch as per the CC&Rs. Putting this in the rules will make it easier for residents to find it. It was also voted on that rentals will require a minimum 12-month lease and a copy of said lease will be required to be submitted to the office.

Motion: A motion for the above was made by Billy Wilson, seconded by John Schuetze and passed unanimously.

Announcement of proposed rate increase for HOA assessments: It was determined per the CPI for 2021 and the CC&Rs, the annual assessment will be increased to \$181.50 for the 2021-2022 FY.

Announcement of collecting votes to update CC&Rs: The current CC&Rs require a 66-2/3% vote to change them. The lawyer has reviewed them and said they have not been updates since inception (1970s) and they are some of the oldest she has seen. It has been determined that the BOD will include a ballot in the annual assessment mailout to collect votes plus the BOD will use e-mail, mailouts and door to door methods to try and collect the needed number of votes.

Discussion of parking problems in the HOA: Billy Wilson brought up the parking situations on Kings Ranch Rd and on Firewheel where residents are parking on right of ways and on property they do not own. It was determined to send each violator a letter before any further action.

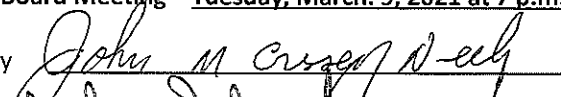
7:53 p.m. REMINDER OF NEXT MEETING: Regular Board Meeting- Tuesday, March 9, 2021 at 7 p.m. (Zoom only)

7:54 p.m. Adjourn open meeting

8:00 p.m. Executive Session was needed to talk about employee matters.

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

DRROA 1st Vice-President – John Cressey Neely



DRROA Treasurer – John Schuetze

