

**DOUBLE R RANCH OWNERS' ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
**March 9, 2021, 7 p.m.**  
**161 BROKEN SPUR CIRCLE**  
**Zoom Telemeeting (Z)**

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

**OTHERS IN ATTENDANCE:** Adam Abitz, Randy Dougherty, Greg Henrie, Lisa Henrie, JoAnn Kickler, Daryl Kokoszka, Debra Mendez, Randy Pittman, Bonnie Tidball, all via Zoom with Paul Barton and Joe Ortega in person.

**MEETING START:** The meeting was called to order by 1<sup>st</sup> VP John Cressey Neely at 7:00 and BOD and guests introduced themselves.

**MEMBER COMMENTS:** Bonnie Tidball, BRRWSC President, mentioned the 50,000 gal. tank will be eventually set up for fire department usage. A resident asked about Ron Beadles. A resident asked about the potholes and bad roads. They were informed that the county was aware of the problem.

**ACTIONS BETWEEN MEETINGS:** John Cressey-Neely reported the Executive session after the Feb. 9 meeting was about employee matters.

**MINUTES:** John asked the board members if they had read the Minutes of the Feb. 9, 2021, meeting.

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

**TREASURER'S REPORT:** John Schuetze went over the financial reports and stated the monthly bottom line was better than the prior month and the accounts were in good shape. He also talked about staff watching the budget, Joe and Joe Jr. making repairs on the company truck to keep it going and keeping the HOA from having to buy a newer truck.

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

**INSURANCE & COLLECTIONS:** John Cressey-Neely reported that as of March 10, 2021, there are 23 accounts that owe the HOA \$16,867.86, up from \$16163.41 last month. Of that total, one unpaid ACC balance and 12 lien accounts were responsible for \$16,188.01. He also reported that one of the lien 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 \$1887.92).

**OFFICE MANAGER'S REPORT:** Chris Darus reported he updated the website, had reconciled both bank statements, had received the Perennial check for the bill for 50% of the cost of the entrance sign repair (\$3098.50), has the Jan. and Feb. statements for Perennial ready, had mailed all of the annual assessment postcards for the rate increase notice, paid the monthly Federal taxes, had ran monthly statements and they would be mailed on Thursday, the 11th and had tracked down and contacted a lien account that had moved with no forwarding address. The owner did give him a new address and said they would pay by MO to get current.

**MAINTENANCE REPORT:** Joe Ortega's report showed that they had to do tractor work in the River Park where four-wheelers are illegally entering the riverbed, had contacting the BCSO about a vehicle that had trespassed and left part of their truck with us, repaired all of the leaking water lines in the bathhouse, had started to paint the floors in the bathhouse, cleaned up the mail centers from the damage the cold caused, that one of the posts at the courts had finally rusted through and will need to be redone and had worked on the bulletin board at the RR mail center but still needed plexiglass for both mail center. Joe O. asked about the River Park opening up to rentals for property owners. It was decided to do so.

**ACC REPORT:** The ACC Chairman said the ACC had oked a metal building, a house and a shed. He also said that official plats were not required for a shed or small project, a hand drawn one would suffice. New residences, house additions and metal buildings will still require an official plat with the project drawn in the correct position it. If was brought up there was a complaint about RV's and or camper trailers being used as living quarters in violation of the CC&Rs. Joe was asked to check on one specific residence and report back to the BOD.

**OLD BUSINESS:** None at this time.

**NEW BUSINESS:** Discussion on a resident's suggestion that no one should sit on the BOD if they were not a resident: After some discussion, the fact that the suggestion would be in violation of Texas Property Code brought this suggestion to an end.

**Discussion of the same resident's suggestion that regardless of how many lots a person owned, the be limited to X number of votes:** After some discussion, it was also noted that this suggestion would be in violation of Texas Property Code as well as the DRROA Articles of Incorporation.

**Discussion and possible revision of Burn Permit:** The section that states no burning on any lot without water and/or a water tap was talked about. It was decided that a homeowner's lot immediately adjacent to the permit holders' home could be burned on following all guidelines on the permit. Contractors are still required to chip or haul off cleared material within 30 days.

**Motion:** John Schuetze made a motion to revise the permit to read, except for lots adjacent to the Burn Permit holders house, seconded by Bill Dillard, passed unanimously.

**Discussion of availability of Pavilion for residents and use by the BRRWSC:** After discussion, it was determined that the Pavilion will now be available for usage and rentals as of March 10, 2021.

**Motion:** John Schuetze made a motion to open the Pavilion for rentals and usage by property owners, seconded by Bill Dillard and passed unanimously.

**Discussion and possible adoption of 2021-2022 budget:** This was tabled until the April meeting.

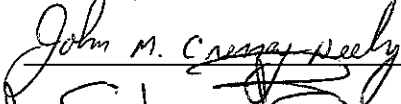
In addition to the items on the agenda, the BOD invited Brian Gillaspy, assistant chief of Bandera Fire and Rescue, to talk about BFR using the River Park for training a controlled burn to help clear out underbrush while not allowing any burning near the riverbank or creek bed. Date is TBD.

**Motion:** John Schuetze made a motion to allow BFR the use of the River Park for training purposes in a controlled burn situation, seconded by Bill Dillard, passed unanimously.

Open meeting was adjourned at 8:09 p.m.

8:10 p.m. Executive Session was needed to talk about legal matters.

**REMINDER OF NEXT MEETING: Next Regular Board Meeting – Tuesday, April 13, 2021 at 7 p.m.**

DRROA 1<sup>st</sup> Vice-President – John Cressey Neely   
DRROA Treasurer – John Schuetze 