

**RUBY RANCH HOMEOWNERS ASSOCIATION**  
2011 ANNUAL GENERAL MEETING  
February 8, 2011

**Pre-Meeting by Board**

1. Board members in attendance were Grady Meyer, Thomas Doebner, Kevin Rodriguez & James Wier.
2. Grady made a motion to waive the 7 day requirement and accept checks up to the vote (including those mailed with a postmark of 2/8 or before) and allow these people to be included in the members in good standing list (as of 2/8/11). James seconded. Motion passed 4-0.

**Annual Meeting**

1. Board members in attendance were Grady Meyer, Thomas Doebner, Kevin Rodriguez & James Wier.
2. Grady opened the meeting at 7:05pm. He covered the rules to establish a quorum and the use of proxies.
3. Kevin covered the financial reports and 2011 budget.
4. Scott spoke on the ACC, covering the number and types of approvals, violation letters, and violation warnings.
5. Scott briefly discussed the website and gave out the website address.
6. The Board thanked Cheryl Christians and Celia & Jerry Weaver for their work to buy and put up the Christmas decorations at the front entrance.
7. The Board also thanked Steve Selger for his continuing trash-pickup efforts.
8. KBDJ's Jill Shackelford gave a short presentation, updating members on crusher activities, including new operations to the north of the current pit. During the presentation, several members asked about blasting effects; she reported that they are very careful on blasting and it should be practically unnoticeable. KBDJ puts their blasting schedule on their website. She also told everyone that Ruby Ranch residents could call the plant at any time if they have any questions/concerns.
9. Kevin spoke on the exotic deer issue. He reminded the association the Board has no control over people wishing to remove exotics from their property; any control of the exotic deer population would require a change of the covenants. He said that one trapper has reported the following deer taken during 2010
  - a. 39 Axis Does
  - b. 25 Axis Bucks
  - c. 5 Black Buck Doe
  - d. 5 Black Buck
10. The Board then opened the floor for questions:
  - a. Why do we allow different trash companies to pick up trash? Answer: The Board feels we have lower rates because of the competition.

- b. What is the purpose of the traffic survey near the front entrance of Ruby Ranch? The Board said that it does not know
- c. Most of the member discussion centered around the deer trapping and population. Highlights of some of the discussion:
  - i. It seems to some that the exotic deer are almost gone from the neighborhood and that only white tails remain.
  - ii. Some are very upset that we allow trapping of exotic deer while others want as many removed as possible to protect their plantings.
  - iii. A number of people asked what could be done about poachers. The Board responded that the sheriff or the game warden should be called if anyone suspects poaching activity in the neighborhood.
  - iv. Grady proposed a Ruby Ranch neighborhood survey to ascertain how many would support limiting trapping and/or hunting of deer in the subdivision.
- 11. The Board then proceeded with the election of 2 Board members. Grady Meyer asked if there were any nominations from the floor. Hearing none, the vote was taken and members were asked to turn in ballots at the front before leaving for the evening.
- 12. Grady adjourned the meeting after the vote.
- 13. The meeting was re-convened on Wednesday, February 9, 2010 via email. Board members in attendance were Thomas Doebner, Scott Christians, Kevin Rodriguez, James Wier, & Grady Meyer.
- 14. Scott reported that there were 250 members in good standing either present or represented through proxies and it was determined that we had a quorum.
- 15. Kevin Rodriguez and James Wier won the elections for the two board positions.
- 16. The meeting was then closed.

Submitted by Scott Christians, Secretary