

RUBY RANCH HOMEOWNERS ASSOCIATION
2010 ANNUAL GENERAL MEETING
FEBRUARY 16, 2010
HAYS HILLS BAPTIST CHURCH

Pre-meeting by Board

1. Board members in attendance were Thomas Doebner, Scott Christians, Kevin Rodriguez, James Wier, and Grady Meyer.
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 2/16 or before) and allow these people to be included in the members in good standing list (as of 2/16/09). James seconded. Motion passed 5-0.

Annual Board Meeting

1. Board members in attendance were Thomas Doebner, Scott Christians, Kevin Rodriguez, James Wier, and Grady Meyer.
2. Thomas 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 2010 budget.
4. Thomas spoke on the work to be done on the roads in 2010, and the current state of the roads. He explained why the dues needed to be raised this year due to increased road maintenance costs.
5. Thomas spoke how state law overrides the HOA rules of not allowing political signs.
6. Thomas presented the \$100 award to Steve Selger for all the work Steve has put in cleaning up trash along the HOA roads.
7. Thomas reminded everyone that the only legal access to the creek is through the park at the bridge.
8. Scott spoke on the ACC and website. He covered the number and types of approvals, violation letters, and violation warnings.
9. Scott discussed the website and gave out the website address.
10. 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.
11. Kevin discussed the rash of damaged gates in 2009. He asked that everyone report any damage they witness.
12. Kevin discussed the possibility of an entrance sign like the one at Oak Forest. He requested a show of hands of those that would like to have a sign. The majority indicated that they did not want an entrance sign.
13. James spoke on the neighborhood night out held last year. He thanked all of those who worked hard to make it a success. He also thanked the Follett family for the generous use of their property and staff for the location of meeting.
14. Grady reminded everyone that the Hays County Sheriff's department is patrolling all of the roads and is enforcing traffic laws. He also discussed the need to slow down and to not warn others that the patrol cars were in the neighborhood by flashing their lights at other cars.
15. Grady discussed that the members of the Board had attended the last Hays Quarry Advisory Committee meeting. He also let everyone know that KBDJ has invited the residents of Ruby Ranch to tour the quarry. The Board will request that KBDJ give 3 weeks notice of the date. An email will be sent out once the date is known. The HOA website will have the date as well.

16. Thomas announced the members of the Architectural (Lea Ahmed, Steve Selger, Mel Winters), Gate 4&5 (Paul Czarnocki, Thomas Doebner, Larry Rose), Gate 7&8 (Kevin Rodriguez, John Kimbrough, Keith McComb), Landscape (Steve Selger, Dona Simmons, open), and 2010 Nominating (Raul Saldivar, Steve Selger, Grady Meyer) committees.
17. Raul Saldivar represented the Nominating Committee and announced that Thomas Doebner, Scott Christians, and Grady Meyer were running for the 3 open positions for 2010. He asked if there were any nominations from the floor. No nominations came from the floor. The vote was taken.
18. James Froehlich of the Ruby Ranch Water Board gave an update on the new water well. He then answered questions.
19. Bobby and Sarah Scheibeler discussed Block captains and plans for the Neighborhood watch for 2010.
20. Jeanette Gates discussed the Drive 25 Keep Kids Alive efforts.
21. The Board then opened the floor for questions
 1. David Eiland – Can we use the money we were planning for the entrance sign to improve the appearance of the entrance? Answer: The Board will look into this.
 2. David Duncan – Asked if the Board knew anything about the contested hearing on the Jeremiah Ventures sub division? Answer: The Board does not have any information about this.
 3. Chris Scallon – Wanted the Board to look into using articles 8.07 and 8.18 of the HOA covenants to prevent the trapping of exotic deer. Answer: The Board will check on this.
 4. Steve Selger – Announced a trash pickup day on Saturday, 2/20. He also requested the Board look at adding speed bumps to the curve in Ruby Ranch Dr by Matzig? Answer: The Board will look into this.
 5. Kevin Rodriguez – Wanted a show of hands of those who would want to add a covenant to relict the trapping of exotic deer as as a show of hands for a covenant to prevent hunting. Results: About 50% wanted a covenant to prevent trapping and 60% wanted a covenant to ban hunting.
 6. Jeanette Gates would like to see limited regulated trapping of exotic deer.
 7. Scott Follett – Expressed his concerns of having the exotic deer be over populated.
 8. Chris Scallon – Stated he does not believe the populations of exotic deer are over populated.
 9. George Powers & Chris Scallon – Thinks we should have a gated entrance on 967. Answer: A show of hands indicated people are not interested in placing a gate there.
 10. Thomas Doebner – People should preset proposals to the Board for things they would like to see done.
 11. Sonny Hollub – Would like us to send out an email on what we find on using Articles 8.07 & 8.18 on the exotic deer situation.
 12. Maria Fletcher – Asked if the Board put up the 3 street lights on RR drive. Answer: The Board only put up the one at the entrance.
 13. Don Lewis – Why do we allow 3 different trash companies to pick up trash. Answer: The Board feels we have lower rates because of the competition.
 14. Jose Morales – Stated keypad at gate7&8 need a light. Answer: The Board will look into this.
 15. Cecil ? – Says the Sheriff's department cars are running stop signs. Answer: He should report this to the Sheriff's department.
 16. Diane McSpadden – Wanted to remind everyone to drive slowly by people riding horses.
 17. Conrad Fjetland – Can we video people who run stop signs. Answer: Too cost prohibiting
 18. Al Gemitter – Stated that any control of the exotic deer will require a change of the covenants. He thanked the Board for their service.
 19. Thomas adjourned the meeting at 8:55.

20. Meeting was reconvened on Wednesday, February 17, 2010 via email. Board members in attendance were Thomas Doebner, Scott Christians, Kevin Rodriguez, James Wier, & Grady Meyer.
21. Scott reported that there were 224 members in good standing. We had a total of attendees and proxies of 139. It was determined that we had a quorum.
22. Thomas Doebner, Grady Meyer and Scott Christians won the elections for the three board positions.
23. Thomas moved that we close the annual meeting. Scott seconded the motion. The vote was 5-0 to close.

Submitted by Grady Meyer, Secretary