

## NOVEMBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, November 14, 2017

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Rawlings (CR), David Mixon (DM), David Fletcher (DF), Patrick Anderson (PA), and Phil Mueller (PM).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Mark Rawlings and Dale Olmstead.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
  - a. October 2017 Minutes. Minutes were NOT approved electronically after the meeting. Motion to accept by DM, 2nded by PM, PA and CR were in favor. DF was not.
4. Review of financial statements for the previous month(s).
  - a. Review and approve financial statement...per bookkeeper's reports.

October summary for the minutes:  
\$412.34 in total income. Expenses totalled \$12,269.30, close to half of which was our annual liability insurance, and \$3050 for the Rogers ROW mowing. Ledger starting balance \$18,358.14 ledger ending balance \$6,488.84 Total savings and checking \$155,165.78  
Discussion was had to transfer \$10,000 to operating account.  
Motion to accept report as presented by PM, 2nded by PA, ALL were in favor.
  - b. Collections and attorney  
No update.  
DF to see if payment plans can incur bookkeeping fees.

Guests present were allowed to be heard at any point during this meeting, and out of agenda order. Though heard out of order, discussion are documented in agenda order below.

5. Ongoing Business
  - a. Electronic voting / website / RR Electronic Accounts.

Began basic discussion of voting, see below.
  - b. FROM: Monthly TO DO list.
    - I. Discuss and establish dues for 2017 HOA and Gates. Discussion was had regarding the health of the HOA accounts and the needs of the community. Only potential major expense could be a complete front entrance overhaul to be discussed at the annual meeting and of which would require a general assessment to all if project is desired. General dues and gates 4 & 5 are good for this year. Gates 7&8 are lacking. Will raise 7&8 to \$90 for 2018 and raise again in 2018 to \$104. It is then expected to lower gates 4&5 in 2019 to \$104 and join the gates to ONE account both at \$104.  
Motion made to keep HOA dues at \$325, to keep Gates 4&5 dues at \$118 and to raise Gates 7&8 dues from \$79 to \$90 by PM, DM 2nded, all were in favor. ALL were still in Favor.
    - II. Discussion of Annual meeting paperwork (agenda, quorum, candidates/vote, year in review.) It was discussed that the paperwork from prior year will stand for current year with name and date changes. DM, PM and DF are all up for re-election. DM will not be running for another term. SC to post online to begin getting neighbors to enquire about running.
  - c. Speeding cars and sheriff.

10/24 5-9pm 12 stops, 4 cites for speeding, 7 warnings for speeding and 1 warning for disregard of stop  
10/28 9pm-1am 9 stops, 2 cites for speeding, 4 warnings speeding and 3 warnings for disregard of stop

- d. Quarries.
  - I. Hays Quarry
  - II. Centex. January meeting will occur. Conservator buffer?
- e. Year In Review, Newsletter & Life safety plans...PM created draft. Looks great. To SC for posting.
- f. Committee recruitment.
- g. Landscaping. ROW and general mowing, front entrance, gate entrances. DM
  - I. ROW mowing in progress
  - II. Begin getting landscape architect bids for front entrance expansion. PA to engage BIL who is a landscape designer. Want something more grand like Whispering, Rim Rock or La Vantana. Wait to hard bid until after annual meeting. PA & DF do not think there will be enough community support for a +/- \$300 assessment project.
  - III. PA presented bids for 2018 landscaping services, Perfect Cuts, DNZ and JB Rogers. Will fine tune and review at December meeting.
- 6. New Business. Board Member topics. Limited to 5 minutes each.
  - a. DF discussed payments by credit card. Topic was discussed and is pushed to December.
  - b. DF discussed Gerald Cagle is hosting a seminar regarding collections and CCR enforcement.
- 7. Standing 2015 Committee. Updates.
  - a. Architectural Control Committee – Kathryn Hirst, Kelly Baugher and Andrea Siebert  
3 approvals in October. No current action. Board asked for update.
  - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Thomas Doebner, Jim Coates, Kevin Boissonneault  
PC reported all gates are good! Arctic may have a price increase for the operator.
  - c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Karen Marshall  
Nothing to report. Hope to drive around in January.
  - d. Road Committee – Mark Rawlings  
Fixed the flag. Deliniators are complete.  
Bridgework discussed bid at \$4500. Add cleaning graffiti and painting area. PA motioned to accept with inclusion of work not to exceed \$5000, DM 2nded, ALL were in favor.
  - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.  
Three open seats in February. Nothing to report.
- 8. Guest topics. Limited to 5 minutes each.
  - a. DO discussed the TCEQ wastewater permit in Dripping Springs. Will be approved unless major event occurs.
  - b. DO discussed the nominating committee of Claude Green and himself. Services will continue.
  - c. SC discussed web services contract up for renewal. Was \$100 and is now bid at \$75. The bookkeeping contract is up for renewal. Was \$250, with changes made is \$300. The services contract is up for renewal. Was \$150 is \$175. DM made motion to accept all three contracts as presented, PM 2nded, ALL were in favor.
- 9. Executive Session.
  - October session detailed ACC violations and accounts.
  - Property issue on Matzig was discussed. Board agrees to move forward with owner proposed plans.
  - Delinquent property of Creekside discussed regarding foreclosure process. DM made motion to proceed, PM 2nded, CR and PA were in favor. DF was against.
- 10. Scheduling of next meeting and conclusion.
  - a. December meeting set for 12/11/17 at 6:30pm.
  - b. Conclusion at 8:18pm.