

MARCH RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, March 7, 2017

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts, David Mixon, David Fletcher, Phil Mueller and Patrick Anderson.
2. Welcome and introduce all in attendance.
3. Close Annual meeting
 - a. Quorum count and election results
As posted 2/14/17. Quorum was achieved. Results were: Cristi Rawlings 105, Patrick Anderson 89, Robert Lee 54, Jack McCord 45, Wafa Rivera 4, Julie Griffin 1
 - b. Elect/assign 2017 director positions of President, Vice President, Treasurer and Secretary.
4. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. December 2016 Minutes
 - b. January 2017
 - c. Annual Meeting 2017 Minutes
5. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement...per bookkeeper's reports.
 - b. Collections and attorney
Announcement from Gregory S. Cagle regarding his departure from Savrick, Schumann, Johnson, McGarr, Kaminiski & Shirley, LLP and the formation of his new law firm Cagle Carpenter Hazlewood.
6. Ongoing Business
 - a. Electronic voting / website / RR Electronic Accounts
 - b. FROM: Monthly TO DO list.
 - I. Acclimate all members to current contracts and policies
 - II. Dues statements out with note that outstanding balances will be turned to collections with all fees associated at the responsibility of the lot owner.
 - III. Change registered agent with the Secretary of the State
 - IV. Gate code change in March
 - V. Discuss/consider Spring Fling
 - c. Speeding cars and sheriff.
 - d. Quarries.
 - e. Year In Review, Newsletter & Life safety plans
 - f. Committee recruitment.
 - g. Street signs from Sign estimate from 1/16/17 is \$890 pre-tax including signs & labor. Attached

- h. Landscaping. ROW and general mowing, front entrance, gate entrances.
 - i. Park follow up by Rebecca Guthrie.
7. New Business. Board Member topics. Limited to 5 minutes each.
- a. David Fletcher – collection process
 - b. From Annual - David Fletcher – street light at 967 & RRR response
 - c. From Annual - David Mixon – McCoy response
 - d. Cristi Rawlings - Volunteer Appreciation
 - e. From website - U.S. Fish & Wildlife Service asks EPA to consider No-Discharge for Dripping Springs
 - f. From website - February 2017 Newsletter from Hays County Precinct 2
8. Standing 2015 Committee. Updates.
- a. Architectural Control Committee – Kevin Ritchie, Kelly Baugher, Andrea Siebert
Applications and violations report
 - b. Gate Committee - P4&5 Paul Czarnocki, Thomas Doebner AND P7&8 John Kimbrough, Jim Coates
Maintenance work & repairs needed
 - c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Karen Marshall
List of residents who moved and new incoming and update
 - d. Road Committee – Mark Rawlings
Overlay and repairs, McCoy, Crack sealing AND 2017 roads bid and references checked
 - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings
Pig and coyote follow up from February’s annual meeting
9. Guest topics. Limited to 5 minutes each.
10. Executive Session.
- a. Prior meeting oral summary – President
 - b. HOA Legal.
11. Scheduling of next meeting and conclusion.
- a. Schedule April BOD meeting.
 - b. Conclusion.

The Ruby Ranch Home Owners Association’s Board of Directors reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any matters of The Association.