

APRIL RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Wednesday, April 12, 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. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. March 2017 minutes approved electronically. DM, PM, PA agreed via email.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement...per bookkeeper's reports.
 - b. Collections and attorney
5. Ongoing Business
 - a. Electronic voting / website / RR Electronic Accounts
 - b. FROM: Monthly TO DO list.
 - I. Spring road work print signs
 - II. Discuss bylaws and CCRs to ensure all BOD are in understanding.
 - III. Gate code changes, signs and posting
 - c. Speeding cars and sheriff.
 - d. Quarries.
 - e. Year In Review, Newsletter & Life safety plans.
 - I. Wildland/urban interface by BFD
 - f. Committee recruitment.
 - g. Landscaping. ROW and general mowing, front entrance, gate entrances.
 - I. Updating landscaping
 - II. Add spring and fall clean up to monthly TO DO list.
 - III. Water issue at 4 way stop and clark cove gate PLUS head off at labenski gate
 - h. Collection process, continued from March.
 - i. Nonprofit filing
 - j. 1120 H and franchise taxes and add to TO TO list.
 - k. State of Texas form 802 and add to TO DO list.

6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. Park reservation by Christi Anderson for 4/23/17 3-4:30 for a spring social
 - b. Dell Boothe – RRR additional signage at the curve
 - c. Architectural control committee
 - i. Open position
 - ii. CCRs enforcement
 - iii. Matzig Cove issue
 - iv. RRR issue

7. Standing 2015 Committee. Updates.
 - a. Architectural Control Committee –Kelly Baugher, Andrea Siebert
Applications and violations report
 - b. Gate Committee - P4&5 Paul Czarnocki, Thomas Doebner AND P7&8 Jim Coates
Maintenance work and 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
2017 road repairs contract
 - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings
Pig and coyote follow up from February’s annual meeting

8. Guest topics. Limited to 5 minutes each.

9. Executive Session.
 - a. Prior meeting oral summary – President
 - b. HOA Legal.

10. Scheduling of next meeting and conclusion.
 - a. Schedule Mays 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.