

SEPTEMBER RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, September 13, 2016

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts, President; David Mixon, Vice President; Kelly Baugher, Secretary; Phil Mueller, At Large; and David Fletcher, Treasurer.
2. Welcome and introduce all.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
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
 - I. OLD ITEM, policies "button" on website. All to check old notes for previously set policies.
 - II. OLD ITEM, utilities posting KB
 - b. End of Year Procedures...monthly to do.
 - c. Speeding cars and sheriff.
 - d. Quarries.
 - I. Meetings
 - II. Potential of monitoring company
 - e. Quarterly newsletter & Life safety plans. (push to Fall)
 - f. Committee recruitment.
 - g. Street signs, continued... Evans vs. Highway Infrastructure Safety

- h. Changing registered agent with the Secretary of State each year after the board is determined.
6. New Business. Board Member topics. Limited to 5 minutes each.
- a. 2016 budget
 - b. Self-performing ACC duties and fining structure pursuant to bylaw amendment in 2015
http://rubyranchtx.com/usrfiles/files/Deed_Restriction_Enforcement.pdf
 - c. W Bartlett ditch
7. Standing 2015 Committee. Updates.
- a. Architectural Control Committee – Kevin Ritchie
 - I. Association Management update
 - II. Applications
 - III. Legal
 - i. Garage issue
 - ii. Lodge lawsuit
 - b. Gate Committee - Phase 4&5 Paul Czarnocki, Thomas Doebner AND Phase 7&8 John Kimbrough, Jim Coates
 - I. Maintenance work
 - II. Remotes
 - III. Repairs needed
 - c. Landscaping Committee – Steve Selger
 - I. ROW and general
 - II. Front entrance
 - III. Gate entrances
 - IV. Other projects

- d. Neighborhood & Welcoming Committee – Christi Anderson & Lu Berlin ??
 - I. List of residents who moved and new incoming and update
 - e. Road Committee – Mark Rawlings
 - I. Overlay and repairs.
 - II. Crack sealing.
 - III. McCoy
 - f. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings
8. Guest topics. Limited to 5 minutes each.
- a. Xx
 - b. Xx
9. Executive Session.
- a. Prior meeting oral summary – President
 - b. HOA Legal.
 - c. ACC legal.
10. Scheduling of next meeting and conclusion.
- a. Schedule October 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.