

RUBY RANCH HOA

MEETING MINUTES

April 13, 2015

- 1. Quorum of 3 Board members present: Cristi Roberts, President; David Mixon, Vice President, Donna Bjornson, Tresurer; Andrea Siebert, Secretary; and Tim Dowling, At Large.**
- 2. Welcom and introduction of visitors. Patrick Anderson, Derek Marshall, Scott Christians, Paul Czarnocki, Steve Selger, Kelly Baugher.**
- 3. The Minutes from the March meeting were approved. Motion by DM, 2nd by TD, all in favor.**
- 4. Review of Financial Statement: DB reviewed the financial statements. Balance of 276,975. Most expenses were normal operationg expenses. There were legal expenses and payment for the Audit. Discussion of the CDSs that are maturing, DB to investigate options. Scott Christians reported \$22,00 in dues collection. There were 5 minimal payments made on past due HOA accounts. A discussion of official policy to be followed for all resulted in an agreement that 30 days after monthly assessment are sent,(at the end of March as per bylaws) a 2nd invoice will be sent, with payment due in 10 days, after which the account will be referred to our legal counsel. A motion to asopt this as official policy was made by DB, 2nd by DM, all in favor. DB will maintain Policy Documents. Official motion was made by DB to pass all legal fees to the resident involved, 2nd by TD, all in favor.**
- 5. Ongoing Business**
 - A. Electronic Voting/Website/RR Electronic Accounts: Electronic voting procedures and online accounts will be reviewed every month. Thanks to TD for hiring the photographer for web site photos.**
 - B. Front Entrance: Texas Outdoors will begin landscape plan within the week barring rain. Steve Selger asked to be present for plant placement, but may not be in town. CR will e-mail Artruro, Follets groundskeeper, to set up the post exchange. (From March, posts of fencing at entrance need replaced) Scot Follett has volunteered his crew, we will provide supplies. DB motioned for purchase of materials up tp \$1,400. DM 2nd, all in favor.**
 - C. End of Year Procedure : A tickle list will be kept for this year and next to be discussed monthly.**

D. Speeding Cars and Sheriff: It was agreed to maintain our schedule of two shift per month. CR reported on the previous two shifts, 3/28/15, no activity due to weather; 4/6/15, 6 citations and 3 warnings.

E. Quarries: No new problems. CR to follow up with Centex and 4 homeowners on placing of monitors.

F. Life Safety Plan: Project continuing. DB discussed that education for the neighborhood was needed to prevent fires. DB to ask Centex about escape route.

6. New Business:

A. 2015 Survey: It was decided to discontinue this discussion. The Board meant for this to be a useful tool for the Board to assess what issues to address. Unfortunately there have been complaints from homeowners about any changes.

B. Intersection Wide Strip: After discussion it was decided to refer this issue to TXDOT. It was decided that there should be wide white lines at all stop signs in RR. The cost would be approximately \$600. AS made a motion to proceed, TD 2nd, all in favor.

C. Spring Fling. The date for Spring Fling is April 26, 2015 from 1:00 to 3:00 PM. It will be held at the RR Park.

D. Committee Recruitment: The ACC needs volunteers, and using an outside management company for this was discussed. DM to look into feasibility of this. Kelly Baugher volunteered to serve on the ACC. The Welcoming Committee also in need volunteers.

E. Potential for Major RRHOA Purchase: Ongoing discussion from March HOA meeting. Board members gathering all pertinent information to present to RR homeowners. Discussion continued in ES.

F. Board Member Topics: A discussion of the Water Board meeting was had. The water board is not in favor of marking water lines at residences.

7. Standing 2015 Committee Updates

A. Road Committee: Mark Rawlings (David Mixon liaison)

MR sent updates; crack sealing is ongoing, road repairs scheduled for this week, weather permitting. Seal coat toward back of RR to begin on 5/4. Work continues on repairing damaged signs. Short discussion on footpath across bridge; will be continued.

B. Gate Committee – Paul Czarnocki (David Mixon, liaison)

Phase 4&5 – Paul Czarnocki, Thomas Doebner

Phase 7&8 – Renee Mauzy, John Kimbrough

PC reported that there have been no problems with the gates in the past month. Arctic Fence will be providing standard maintenance this month. DB to update Opener Log. AS to order more openers. Discussion of changing all gate codes to one code for all residents and one code for contractors; decided to move ahead with this. Homeowners behind the gates will be informed of the changes via postcard, CR to create. There will also be information on-line and on Nextdoor. (Note: It was agreed online to drop the mail out and inform residents via e-mail, date set for 5/2/15.

- C. Landscaping Committee – Steve Selger (Donna Bjornson, liaison)
Discussion held under 5B.
- D. Wildlife Committee – Tim Dowling (Tim Dowling, liaison)
No problems reported.
- E. Neighborhood Watch, Welcoming Committee – Steve Jackson.
No updates. CR will get in touch with Steve.
- F. Architectural Control Committee – Kevin Ritchie (David Mixon, liaison)
DM discussed activity, ongoing and resolved issues, new issues.

8. Guest Topics:

Burning of yard waste was discussed, and the safety thereof. Unsafe burning should be reported to the Sheriff. Hays County regulations should be posted online.

9. Executive Session

Board Members discussed various issues.

10. Scheduling of next meeting and Adjournment

- A. May HOA Board Meeting Scheduled for 5/12/15.
- B. Adjourned at 9:15PM.