

DECEMBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, December 10, 2019

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), President; Rick Gibbs (RG), Vice President; Donna Bjornson (DB), Treasurer; Phil Mueller (PM), Secretary and David Mixon (DM), At Large.
2. Welcome and introduce all. Guests were Paul Czarnocki, Marie Coates, Scott Christians and Dale Olmstead.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
Motion to accept meeting minutes as presented by DM, 2nded by PM, ALL were in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$93K in income, \$95K in expensxes, \$182,320 in the bank.
Motion to accept financials by RG, 2nded by PM, ALL were in favor.
 - b. Collections AND LEGAL UPDATE

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

5. Ongoing Business
 - a. Electronic voting/website/RR Electronic Accounts. Nothing to discuss.
 - b. Monthly TO DO list.
 - i. 2020 dues invoices to go out 12/1/19.
 - c. Speeding cars and sheriff.
11/19. 10 stops. 3 cites speed, 6 warn speed, 1 warn disregard stop
 - d. Quarries.
 - i. Hays Quarry. No update.
 - ii. Centex. No update.
 - e. Year In Review, Newsletter & Life safety plans - No activity anticipated until next month.
 - f. Committee recruitment. - Continue to look for community volunteers.
 - g. Legal updates.
 - i. Richards. NO update.
 - ii. Creekside. Signed agreement and payment are supposedly being remitted.
 - h. Flag repairs needed. CR to have landscape crew address this.
 - i. Entrance landscape project. To begin Monday 12/16 at the main entrance, 4 way stop and gates.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. 2020 preliminary budget discussion for January approval. Budget is a cash basis. Put earlier on agenda next year, October.
 - b. Review and approve 2020 bookkeeping and web service contracts. \$300 per month plus mail pick up and \$75 for web. Motion to accept by DM, PM 2nded, ALL in favor.
 - c. RG. Guard rail at Story & Ware is repaired and paid by Hays CISD They are no longer doing 3 point turns.
 - d. Bank signature cards are updated. DF gone, DB in.
 - e. Scott would like access to broadway account online. DB to achieve.
7. Standing 2018 Committees. Updates.

- a. Architectural Control Committee –Kelly Baugher, JD Sellers & Tommy Owens
 - I. Applications
 - II. Violation. 12 RV/trailers, 1 fence, 1 car on blocks. 300 RRR rip rap.
- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
 - I. Posts in at Clark.
 - II. PMs done and all is good, All equipment currently working.
- c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Lisa Tovar, Melanie Scharon, CR
Nothing new.
- d. Road Committee – Richard Spradley, Griz Tozar, Julie Akers, James Wier
Had a meeting with Ryan Ohlendorf. Thank you PM for hosting. Crack fill agreement electronically to get going.
Culverts and guardrails are still an issue. CR to reach out to DNZ.
- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.
Not present, no update given.
- f. Landscape Committee –Marie Coates.
Row mowing. No current mow in progress or planned.
Front and gate entrances. Mowing happening as expected and cleaned out.
Folletts removed dead agave at bridge.
Marie out until April. CR to work with DNZ. Mow along bridge. Bi-weekly cleaning. Cancel December mowing at entrance with landscaping. Trees stick out at Humphreys, second lot from four way.
Spray grass on MCCoy. SC to do with commercial grade.
- 8. Guest topics. Limited to 5 minutes each.
 - a. Dale. Thank you to all for your service. (Us to Dale...thank you for your service!)
- 9. Executive Session.
 - a. Prior meeting oral summary – President.
CR no oral summary necessary as all items discussed within the body of the public meeting.
 - b. HOA Legal. Nothing privately discussed.
- 10. Scheduling of next meeting and conclusion.
 - a. January meeting scheduled for 1/14/20..
 - b. Conclusion at 7:19 pm.

The Ruby Ranch HOA 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.