

## DECEMBER 2022 RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30 PM – 8:30 PM

Date: Tuesday, December 6, 2022

Location: MS Teams Conference Call

1. Establish a quorum (of 3) Board members. Donna Bjornson (DB), Chris Whittenhall (CW), and Richard Spradley (RS).
2. Welcome and introduce all in attendance.
  - A. Introduce Christina Ramirez Camarillo (CR) and motion for nominating CR for the board position of Ruby Ranch HOA Secretary. Nominated by RS, 2<sup>nd</sup> by DB
3. Review and approve meeting minutes for the previous month(s) and/or special meeting.
  - A. November 2022, DB made a motion to accept, 2<sup>nd</sup> by CW
4. Review of financial statements for the previous month.
  - A. Review and approve November financial statement per the bookkeeper's reports. Motion to approve by RS, 2<sup>nd</sup> by CW, ALL in favor.
    - i. \$90,000 Income
    - ii. \$79,000 expenses – regular expenses. the largest expense was mowing \$28K, roads and gates, \$19K
    - iii. \$254,000 in the bank
    - iv. \$197,000 in checking at Broadway
    - v. \$57,000 at Heritage Credit Union, did not renew CD to keep funds available for the road project.
    - vi. Noted that budgeted amount for roads had not been spent over the last two years since, our roads are in need of a larger scope project, which is currently under review.
5. Existing Business
  - A. Monthly to-do list.
    - i. no updates
  - B. Sheriff patrol update (RS)
    - i. no new information
  - C. Quarries report (RS)
    - i. received communication about the blast schedule from Centex
    - ii. RS had communication with the manager of the quarry to try and set up a tour
    - iii. no communication from Hays
  - D. Committee recruitment. WE NEED VOLUNTEERS.
    - i. Need volunteers for all committees
  - E. Administrative- – working on reports for road updates as a follow-up to special forum meetings in October
  - F. Begin discussion of Annual Meeting - Agenda, Candidates / Vote, Year in Review; Scott Christians (SC) will update the positions that are up for the board, 3 positions open
    - i. Look into having it at Church of Christ larger chapel 2/21/23 as tentative date. Melanie Scharton (MS) will contact church to see if date available.
    - ii. SC will post on website about openings for Board of Directors positions 30 days in advance in case more than one candidate per position
    - iii. Kelly Baugher (KB) will post information on Nextdoor

6. Legal.
  - A. No update
7. New Business - : Board Member topics
  - A. Status of Website/chat section
    - i. Chat section – SC already replies to emails that are sent to board. DB and RS agreed no need to set up chat at this time.
  - B. Collection of email addresses
    - i. SC added area for homeowners to add phone and emails on HOA due bills.
    - ii. SC has about 50% of resident emails
    - iii. CRM – MS gave SC information for a free database and he will work on it
    - iv. KB mentioned adding an area to update account information on the website portal.
    - v. CW – Update on the research of fiber optics for the neighborhood.
  - C. Quickbooks online update -DB
    - i. DB and SC are working on it. Will have more information next month.
  - D. Update on the research of fiber optics for the neighborhood - CW
    - i. Review and vote on the proposal by Frontier Communications to at no charge to the HOA install fiber for broadband throughout Ruby Ranch. This would give all members another option for internet service.
    - ii. RS proposed that we agree to their right away agreement - CW 2nd, all in favor.
    - iii. Will be included in year in review report to present at annual meeting
8. Standing committee updates.
  - A. Architectural Control Committee – KB
    - i. Everything is updated in Dropbox, we need to remove Christy Gigyere and add edit access to all members.
    - ii. Applications - Approved one patio and shed since the last meeting.
    - iii. New Violations - none
    - iv. Update on Previous Violations - All political signs are now gone. 5 RV and trailers letters going out
    - v. Mentioned a resident who wanted to build in a flood area. HOA can approve if needed, but the county would need to consent to build
    - vi. RS asked SC if forms could be integrated into a CRM, does not feel it is possible
    - vii. RS suggested Zoho CRM
  - B. Gate Committee – Jim Coates (JC)
    - i. reported that tested gates and no issues, all able to run on battery power
  - C. Social and Welcome Committee – CR
    - i. Will work with SC to get new resident information
    - ii. Had a hayride plan but was not able to execute it due to limited lighting, will try again in 2023 to use the lodge instead of the bridge
    - iii. RS suggested a spring event as well. Try to plan to announce it at the annual meeting
    - iv. DS has contact with the fire dept for future events
  - D. Road Committee – RS and CW
    - i. Update on planning progress and input from special meetings.
      1. The progress report will be ready in the next 30 days to present at the annual meeting.
    - ii. The three options are as follows –
      1. Repair of roads at one time.
      2. Repair of roads in phases over multiple years.

- a. RS met with a contractor and waiting to meet with another to assess interest in the project
    - b. Centex may be able to assist with lowering material costs
  - 3. Explore the option to deed the roads over to Hays County.
    - a. RS met with Walt Smith, Precinct 4 County Commissioner  
Hays County is open to considering taking over ownership and maintenance of the Ruby Ranch Roads via Texas Transportation Code Chapter 256.
    - b. The first step is to do assessment of roads to estimate the cost to bring roads to county standards . This assessment is due to take place in Q1 2023.
    - c. Should the transfer of road ownership to Hays County, the standard wear surface would be chip seal instead of the asphalt, which is currently in place.
- E. CC&R Revision Committee –
  - i. We will be presenting the options along with the road options at the same time.
- F. Wildlife Committee – Nothing to report
- G. Landscape Committee – Marie Coates (MC)
  - i. The trimming of the trees at Labinski gate completed
  - ii. Sprinkler systems – turned off for winter
  - iii. Front and gate entrances – Christmas decorations have been put up
- 9. Guest topics. Limited to 5 minutes each.
  - A. JB Kolodzey -
    - i. follow up for attached garage proposal, KB approved final proposal
- 10. Executive session (guests excluded)
  - A. None.
- 11. Scheduling of next meeting and conclusion.
  - A. Schedule the next BOD meeting for Tuesday, January 10, 2023. 144 hours prior notice will be posted by January 5, 2023 as per state law.
  - B. Conclusion - 7:30 PM.

**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 a meeting to discuss any matters of The Association.**