

## **FEBRUARY RUBY RANCH HOA BOARD MEETING MINUTES**

Time: 6:30PM

Date: Tuesday February 12, 2019

Location: Ruby Ranch Lodge

AUDIO CONFERENCE as provided was not utilized and was thereby disconnected.

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), David Fletcher (DF), Phil Mueller (PM), Rick Gibbs (RG) and Patrick Anderson (PA).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Marie Coates and Dale Olmstead..
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).  
Motion to accept January's meeting minutes as presented by PA, 2nded by PM, ALL were in favor.
4. Review of financial statements for the previous month(s).
  - a. Review and approve financial statement for January...per bookkeeper's report.  
Income totaled \$44,120.54 - basically all dues.  
Expenses totaled \$15,538.65 - We pre-paid Arctic for the materials for the new fence, a substantial legal invoice at ~1200, guard rail damage at ~1600 and the remainder of the financial review 1500.  
Ledger starting balance \$38,966.98. Ledger ending balance \$67,548.87  
Total savings and checking \$212,888.17  
Motion to accept January financials by RG, 2nded by PM, ALL were in favor.
  - b. Review CPAs review.
  - c. Collections  
Discussed all past documented outstanding balances and current legal standing.  
Send demand letters and statements.
    - i. Clark Cove payment. Last check posted. Contract for more payments.
    - ii. Richards
    - iii. Richards

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.  
CR ran email campaign to solicit quorum, 165 of 162 achieved.  
Term lengths, once voting has completed, will be assigned by most votes for the longest terms.
  - b. Monthly TO DO list.
    - i. Signs for annual meeting. CR had made at A&E. CR to put out tomorrow.
    - ii. Begin discussing spring landscaping and mowing process. MC natural gardener does not advise. Will try Diamondscape for \$200
    - iii. Begin discussing wildflower mowing campaign. Let nature take its course. If mowers mow, then they mow. If they respect signs, then they respect signs.
  - c. Speeding cars and sheriff.  
1/9/19. 6 stops, 3 cites speed, 3 cites no TDL, 1 cite expired reg, 2 warn speed.  
1/24/19. 10 stops, 3 cites speed, 1 cite no TDL, 3 warn expired reg, 5 warn speed.
  - d. Quarries.
    - i. Hays Quarry. No new update.

- ii. Centex. No update.
  - e. Year In Review, Newsletter & Life safety plans.  
TY to PM for penning. It was agreed there is no need to read it aloud since it was sent in the mail.
  - f. Committee recruitment.  
Continue to look for community volunteers
  - g. Legal Updates
    - i. Creekside #1 Foreclosure. Hays County auction 3/5/19.
    - ii. Creekside #2. CR to F/U with attorney on status.
6. New Business. Board Member topics. Limited to 5 minutes each.
- a. Graffiti. Sherriff coincidentally was on patrol this evening and found a skateboarder with spray paint on their board sitting on the bridge. The young man confessed to the graffiti. The offenders mother tried to engage the Sheriff. It is believed this family will show up at the Annual Meeting to defend their son. CR to get police report. If no action taken by the Annual Meeting then we will file report.
  - b. Inclement weather, lodge main room will be used for \$300.
7. Standing 2018 Committees. Updates.
- a. Architectural Control Committee –Kelly Baugher, Andrea Siebert & JD Sellers  
No update.  
Dale requested that the ACC give the Water Board a list of new pools approved 2018.
  - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault  
Gates are working well. Small repairs made but nothing major. Power outage showed emergency back up issues at the Bartlett exits. Need 2 batteries and Artic is working to find. Clark and Labenski worked.
  - c. Neighborhood & Welcoming Committee – Christi Anderson, Phil Mueller, Lu Berlin, Karen Marshall, CR  
Nothing to report.
  - d. Road Committee – Mark Rawlings  
CR to F/U with MR regarding road base pricing project. Pot hole at front needs filling if county isn't going to get to it.
  - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.  
Not present, no update given.
  - f. Landscape Committee – Andrea Siebert and Marie Coates.  
Row mowing. No activity yet for the year.  
Front and gate entrances. Mowing happening as expected and cleaned out.  
Renovation project. Fence was delayed due to weather, is to start within two weeks.  
AS to have DNZ pressure wash fence columns at entry and 4 way for \$600.  
\$95 for cleaning/clearing at the South Bartlett gate was done.
8. Guest topics. Limited to 5 minutes each.
- a. Madelyn asked me to mention that mail is getting sole again. Might be the letter carrier leaving the boxes open. CR to try to post complaint online to postmaster.
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. March board meeting to be determined after the Annual Meeting.
  - b. Conclusion at 7:33pm.

**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.**