

## **FEBRUARY 2023 RUBY RANCH HOA BOARD MEETING MINUTES**

Time: 6:30PM – 8:05PM

Date: Tuesday, February 21, 2023

Location: Southern Hills Church of Christ

### **The February 2023 meeting is scheduled as a in person meeting**

1. Opening Remarks
2. Introduce Election voting procedures and persons responsible for counting votes and verifying quorum.
3. Selection of New Board Members voting completed
  - a. Introduce Board of Directors Candidates
  - b. Voting commencement
4. Financial Report from Treasurer - postponed
5. 2022 Highlights and Accomplishments - no updates
6. Discussion Item: Roads forward plan
  - a. Deeding Roads to Hays County vs Continue HOA ownership of private roads
    - i. straw poll vote for continued HOA ownership
  - b. Continue HOA Ownership of Private Roads
    - i. Repair Roads as Prescribed in the Ruby Ranch Pavement Report
      - i) First Class Rebuild
      - ii) Estimated Cost is \$2.45 mil
      - iii) Three \$2,205.13\* Special Assessment Payments
    - ii. Repair Roads using alternate value engineering process
      - i) Single Stage Approach
        - A. Cost - \$1.4 Mil: One-time Special Assessment Payment- \$3,385.00 Per Lot Owner
      - ii) Multistage Approach
        - A. Cost - \$1.6 Mil - Two \$2,000.00 Special Assessment Payment
        - B. Cost - \$1.7 Mil - Three \$1,436.00 Special Assessment Payments
    - iii. Straw poll showed interest in both option i. And ii.
7. Discussion Item: Proposal to allow Fines for CC&R violations - covenants, conditions and violations
  - a. Once residents are notified they have a chance to correct before fined
  - B. will need to make official vote to add fines

8. Election and Quorum Update

- a. Total quorum count - 223 lots have 59 votes, quorum verified
- b. Donna Bjornson, Christina Ramirez and Julie Akers voted in as board members

9. Questions & Answers (5 minutes per household)

10. Adjournment