

JUNEOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30PM

Date: Tuesday, June 9, 2015

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Roberts (CR), President; David Mixon (DM), Vice President; Donna Bjornson (DB), Treasurer; Andrea Siebert (AS), Secretary and Tim Dowling (TD), At Large.
2. Welcome and introduce visitors. This meeting's visitors list was extensive with 40 plus guests.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
DM made motion to approve the minutes from the May meeting. DB 2nded, ALL were in favor.
4. Review of financial statements for the previous month(s).
DB reported. Current balance \$259,911.
Largest expenses were legal fees, road repairs and landscape lighting at front entrance.
Of the total outstanding, we sent approximately \$7,000 in delinquent accounts to our attorney. They had been sent certified letters and we did not receive a response from them. The remaining accounts will be sent certified this month. If no response is received within 30 days we will send these accounts to our attorney next month.
Transfer \$35,000 from Broadway to Heritage approved in May occurred.
List of outstanding balance due (+/- \$16,800), +/- \$7,000 were sent to the attorney for collections.
TD made motion to accept the financials as presented, DM 2nded, ALL were in favor.

Items to be discussed at July meeting:

2013 tax return we received notice of a credit...an IRS error which will be corrected by the IRS.

2015 CapEX plan and budget to Scott for records...done and posted, discuss.

NOTE...agenda format was altered to discuss topic the majority of guests were in attendance to be party to.

The topic of the potential purchase of the Ruby Ranch Lodge is moved to this section.

5.H. The purchase was presented by Tim Dowling. All details were presented in chronological order.

Questions were posed and discussed. Poll by hand was asked of who would like to pursue the purchase and received a response of roughly 43 no and 3 yesses. It was agreed the BOD would post on our website as well as nextdoor to take a community opinion poll. Polling will be left open until Friday at which time the results will be final.

The post is included here for recording...

Ruby Ranch Lodge Potential Purchase Information

The board is interested in what each and every member of our association's opinion is on this matter.

Please send email TODAY to cjr_70@hotmail.com and say either YES OR NO to the purchase and feel free to give opinion or voice questions. The Board will leave this opinion weigh-in option open until Friday at 5PM at which time we will give the HOAs answer to the Lodge. It will take 67% of community approval to make this purchase which means we will need to hear from the entire community in a positive manner if this purchase is to be pursued.

A brief timeline of events:

The HOA Board approached the lodge owners in November 2014 about giving the HOA first right of refusal should they ever wish to sell as a way to ensure the property would stay an enhancement to our community. We agreed to take through the holidays and pursue legal documents in the new year.

In January 2015 the Board contacted the lodge owner regarding creating the legal documents.

In February the lodge owner contacted the Board with intent to sell.

In March the lodge owner and Board agreed to split the cost to have an appraisal done on the property. In April the Board agreed to have an inspection done on the property.

In April the Board also solicited and received bid to "manage" the hospitality based business that is "The Lodge". It was determined that a "management company" could potentially pay "rent" equal to the finance note but that it would take years to establish and raise the quality of the business and the facility.

In May the Board approached the lodge owners to find what value they were anticipating for the property and at what terms. In June the Board received value from the lodge owners of \$938,000.

In June the board also agreed to pull the deed on the property to have firm details regarding the property.

6/9/15 Monthly HOA BOD Meeting.

The Board had enough information to present to and share with members of the association.

The Deed of Trust for the Lodge is extremely detailed and gives the Ruby Ranch Homeowners Association a lot of control over the lodge property.

The lodge sits on 10.428 acres and has 8620SF of developed buildings.

The lodge has a Hays Central Appraisal District tax value of \$661,500 for land and improvement.

The lodge has a commercial appraisal value of \$950,000.

The lodge has an inspection report denoting several hundred thousand dollars worth of repairs and maintenance.

The lodge owner has offered to the RR HOA \$938,000 with \$170,000 in cash as down payment plus closing costs. They want to owner finance at the going commercial rate (5.5%-6%) on a ten year note. They have made it clear if we decline, they present the lodge for sale at a value well above that which they are offering to us.

It is the opinion of the Board, having reviewed the Deed of Trust, the appraisal and the inspection, that the purchase of this property at the \$938,000 is not a good investment at this time. Should the owner offer it at a value closer to the \$650,000 value, we would reconsider and suggest the purchase.

The remainder of the minutes are presented in the order the agenda was created.

5. Ongoing Business

a. Electronic voting.

Item on agenda to discuss electronic procedures and online accounts monthly. Nothing new.

b. End of Year Procedures...monthly to do. CR presented written list, with discussion and addition.

AS added

c. Speeding cars and sheriff.

May patrols were not available due to all off duty sheriff participating in flood damage and recovery efforts.

d. Quarries.

No new reports from either Centex or Hays.

It was questioned where the property line of Centex is and was answered that we believe it to run right up to RR homeowner's property lines.

- e. Life safety plan. Donna & Cristi and BFD. No new update...item is pushed to summer.
- f. Road double striping and intersection wide strip.
Wide stop lines are \$600 + \$30 for each instance as approved in April will be performed upon completion of complimentary crack sealing and the approved sealing project. Weather will be a factor in scheduling work.
- g. Committee recruitment
Continued discussion by all that we need to get out in the community and really recruit members for committees and for the board.
- h. Potential of major RRHOA purchase.
 - a. This item is recorded out of order to accommodate guests. It is shown after #4 and before #5.

6. New Business

- A. Board Member topics. Limited to 5 minutes each.
 - a. Credit card fees through Stripe currently cost 3.9% plus \$0.30 fee for each transaction. DB investigated the processing costs at Broadway and Heritage. Broadway offers similar to Stripe. Heritage offered a fee of half our current rate, but these fees cannot legally be passed along to the end user which could cost the HOA a significant amount should many members chose to pay by cards. DM made motion to discontinue offering credit cards as a method of payment, TD 2nded, All were in favor.
 - b. CR discussed being called out due to a pink golf cart with children on it vandalizing ROW property. Complainant also called the sheriff. CR tracked down the offending cart and followed it home and spoke with parents.
 - c. CR discussed being called out due to a motorcycle in the bridge park. CR tracked down the offending motorcycle (though a mini) with a teenaged driver, sending them home and emailing the resident in conjunction with that driver.
 - d. DM updated information from prior inquiries. It was determined to refresh this information, particularly for help in regulating ACC.
 - e. CR apologized for not having made sure prior months minutes had been posted and committed to forwarding them to the webmaster the AM following the monthly meeting.
 - f. Andrea Siebert officially resigned her seat, though she had mentioned it to board members previously, due to family issues.
 - g. Kelly Baugher was offered and accepted that vacant seat.

7. Standing 2015 Committee. Updates.

- A. Executive Session prior meeting oral summary – Cristi Roberts

- B. Road Committee – Mark Rawlings (David Mixon, liaison)

Signs are being worked on. MR purchased more breakaway connectors as were motioned for in May. MR purchased blue reflectors which are missing in several areas and which were motioned for in May.

MR discussed the overlay schedule which had been sliding due to weather. Map will be put online. Bridge walkway project discussion deferred until summer.

- C. Gate Committee - Paul Czarnocki (David Mixon, liaison)
 - a. Phase 4&5 Paul Czarnocki, Thomas Doebner AND Phase 7&8 John Kimbrough, Jim Cotes
PC reported the gates are working properly. PC has taken over the distribution and reporting of all remotes.
 - Gate code changes were discussed. It was agreed that, at this time, it is felt a yearly gate code change will suffice for our community. Policy was created that gate code change will occur in March following the February annual meeting.

- D. Landscaping Committee – Steve Selger (Donna Bjornson, liaison)

Nothing to report.

- E. Wildlife Committee – Tim Dowling (Tim Dowling, liaison)

Snakes are out heavily...we should post on nextdoor.

- F. Neighborhood Watch – Welcoming Committee –

Nothing to report. CR to work on this committee to get it up and running.

- G. Architectural Control Committee – Kevin Ritchie (David Mixon, liaison)

DM reported on activity from April. Approvals, Friendly Warnings, Second Warnings and those being referred to the BOD for legal action.

- 8. Guest topics. Limited to 5 minutes each.
 - a. Sprinkler at labenski gate continues to spray cars. It was discussed that we have been told in the past this is due to vandalism, particularly children. It was discussed to pass along to DNZ for them to check with each mowing.

- 9. Executive Session.
 - a. Legal. Update and discussion.
 - b. ACC violations. Update and discussion.

- 10. Scheduling of next meeting and conclusion.
 - a. Schedule July BOD meeting. Set for 7/14/15

b. Conclusion. At 8:55pm.

*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 this meeting to discuss any matters of The Association.

POLICIES (In alphabetical order by topic)

- ?? Neighborhood patrol. ?? policy. Policy was set to hire (2) four hour minimum shifts monthly to protect and serve the community. Effort is to minimize speeding, stop sign running, vandalism, unsanctioned night time activity.
- Garage sales. 2/12/15 policy. Policy was set ruling against any future individual garage sales. (Motion made and was carried by a 3/1 vote.)
- Interest on dues. 2/12/15, policy. Our bylaws state we are to assess interest 0 days after due date which is the last day of January. Policy was set to send statements with assessed interest 3/1. (Motion made as part of financial approval and was carried by a 4/0 vote.)
- Collections procedures on open dues balances. One invoice at end of year for upcoming dues. One statement after last day of March as per bylaws with interest assessed. One final statement on last day of April with interest assessed giving 10 days to pay debt. Any outstanding balances after the 10th day of May will be turned over to collections. (Motion was carried by a 5/0 vote.)
- Collections procedures on any invoices other than dues. Invoice issued has 30 days to pay. One statement 30 days after the date issued with interest assessed. One final statement 30 days after the first statement with interest assessed and giving 10 days to pay debt. Any outstanding balances after that 10th day will be turned over to collections. (Motion was carried by a 5/0 vote.)
- Gate code changes. Policy was set 6/9/15 to establish a yearly changing of gate codes. This is to occur in March following the February annual meeting. All were in favor.

CONTRACTS with expiration dates

- Bookkeeping 2/1/15. Option for monthly for 12 months.
- Gates and website
- Landscape maintenance
- Gate maintenance
- Legal counsel

YEARLY PROCEEDURES

March

- Welcome new members and vote/assign positions.
- Acclimate all members to current contracts and policies.
- Dues statements out 3/31 including assessed interest.
- Establish community spring fling date and establish budget.
- Changing registered agent with the Secretary of State each year after the board is determined.
- Gate code change

April

- Spring Fling – and print signs
- Spring road work – print signs
- Discuss bylaws and CCRs to ensure all BOD are in understanding.
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May

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June

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July

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August

- Verify National Night Out date and establish budget,
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September

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October

- Begin discussion of Annual meeting paperwork (agenda, quorum, candidates/vote, year in review)
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November

- Begin verbiage for survey topics.
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December

- Finalize all Annual meeting paperwork and prepare for print...including gate code change information.
- Establish AM date, time, venue.
- Set HOA dues at meeting
- Dues invoices out by EOM including terms clearly stated.
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January

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February

- Signs for annual meeting
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