

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

Time: 6:30PM

Date: MONDAY, JUNE 18, 2018

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), David Fletcher (DF), and Patrick Anderson (PA), Phil Mueller (PM) and Cris Baird (CB).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Mark Rawlings, JD Sellers, Kathryn Hirst and Dana Salter.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).  
Motion to accept May meeting minutes as presented by PA, 2nded by PM, ALL were in favor.
4. Review of financial statements for the previous month(s).  
May:  
\$3,534.59 in total income, mostly dues although some legal fees were paid back.  
Expenses totaled \$2815.70, all typical expenses, although there were \$800 in legal fees for Creekside property.  
Ledger starting balance \$105,075.40.  
Ledger ending balance \$105,794.29  
Total savings and checking \$250,134.82  
Motion to accept May financials as presented by PA, 2nded by PM, ALL were in favor.
  - a. Collections and attorney  
Clark Cove account discussed. \$2000 payment was. Hoping for monthly payments. Holding on foreclosure. Agreed to add account back into July agenda to pursuit action due to non payment.  
Walter Circle account discussed. Monthly payment was received.  
Creekside foreclosure discussed. Defendant has until 5/24/18 to respond. After that we draft a motion for summary judgement. Attorney granted a 30 day extension. It was advised that the HOA will offer no further extensions and that as of 6/24/18 we expect a filing for motion for summary judgement.  
Currently 5 active accounts for this year plus 3 from last.  
DF to work to update our documents (...continued from April...DF to work with collection department to provide update PRIOR to monthly meeting and regarding recording fees and release of lien issues. Also regarding process and flow, payment plans, administration of payment plans, file being kept open during payment plans, power of attorney, answering homeowners directly, account history.)

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. FROM: Monthly TO DO list. NO ITEMS
- b. Speeding cars and sheriff. Trying 2 hour shifts.
  - 5/17/18. 10 stops, 4 speed cites, 6 speed warns
  - 5/22/18. 8 stops. 3 speed cites, 1 expired reg cite, 4 speed warns, 1 no DL warn
  - 5/29/18. 6 stops. 2 speed cites, 4 speed warns
  - 5/30/19. 7 stops. 3 speed cites, 3 speed warns, 1 expired reg warn
- c. Quarries. NO UPDATE
  - i. Hays Quarry. Will not meet until late in second quarter and will be by conference call.
  - ii. Centex. CR had email correspondence with quarry, most noteworthy is...

We have about 12-15 years of reserves remaining between the property line closest to Ruby Ranch and our existing quarry face. Our current plan is to continue mining towards the west and then to turn south.

Currently our production hours are Monday through Friday 6 am to 6 pm with Saturdays as needed. Plant and mobile maintenance is from 6 pm to 6 am.

We have three seismic monitors recording every blast and the data indicates we are below the required Government levels.
- d. Year In Review, Newsletter & Life safety plans.

Nothing anticipated to report until end of year, kept on agenda in case of items needing reporting.
- e. Committee recruitment.

Still looking for community volunteers!
- f. Landscaping. ROW and general mowing, front entrance, gate entrances.
  - i. ROW mowing has begun. Hoping for a clean mow with all areas captured.
  - ii. General mowing is occurring biweekly. PM/PA to FU contact Rogers regarding pest control at the gate controllers and ROW as well as trimming trees along our ROW.
  - iii. Front and gate entrances. PM/PA to discuss with Rogers weeding must occur with general mowing. It is agreed that all gated areas need a sprucing.
  - iv. Renovation project. PA to bid the potential of changing out the wood to metal and redoing the landscaping to low profile plantings to eliminate the need to enhance the stone. Simply wash stone. Possibly move flags to the NE corner behind the stone. PA & CB to head this.

## 6. New Business. Board Member topics. Limited to 5 minutes each.

- a. Wildflower mowing discussed. Put on TODO for spring.
- b. DF to have sign guys out to bid replacing missing signs or ones not replaced two years ago. Will also straighten any leaning, soft poles. Will also clean all signs. DF updated that having a hard time getting in touch with company and will email results during the month.
- c. Add Mangum spelled properly to signage package.
- d. New flags were installed by Austin Flag & Flagpole.

7. Standing 2018 Committees. Updates.
  - a. Architectural Control Committee –Kelly Baugher, Andrea Siebert & JD Sellers  
KB emailed report. JDS presented.  
For June, we have the following Friendly Reminders:  
Trailers – 5, Political Signs – 2, For Sale Signs – 1, Rock Pile – 1  
Dumpster – 1 – On Richards – it has been in the driveway a really long time, asked for a timeframe.  
Construction sign – 1 – On Story – same as above.  
Creekside violation– They got their final violation, and we are sending this to the board for resolution.
  - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault  
Reminder that resident Dawn Austin will pressure wash the stone in the spring.  
Laberski entry directory is having intermittent issues. DF to look at with PC.  
Gates themselves are working fine.
  - c. Neighborhood & Welcoming Committee – Christi Anderson, Phil Mueller, Lu Berlin, Karen Marshall, CR  
CR. Nothing to report. Hope to drive around in spring 2018. Will check MLS to verify new residents.
  - d. Road Committee – Mark Rawlings  
2018 road work was discussed. MR to follow up with Lonestar to remedy all deficiencies.
  - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.  
Not present, no update given.
8. Guest topics. Limited to 5 minutes each. NOTHING.
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 private discussed.
10. Scheduling of next meeting and conclusion.
  - a. Schedule July BOD Meeting. Standard second Tuesday does not work. Changed to 7/17/18, CR to inform lodge.
  - b. Conclusion at 7:29pm.

**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.**