

MARCH RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Monday, March 4, 2019

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), David Fletcher (DF), Patrick Anderson (PA) and Cliff Sorrell (CS). Absent was Phil Mueller (PM)
2. Welcome and introduce all. Guests were Scott Christians, Andrea Siebert, Marie Coates, Mark Rawlings and Kelly Baugher.
3. Elect 2019 director positions. Cristi Rawlings to President, Cliff Sorrell to Vice President, David Fletcher to Treasurer, Phil Mueller to Secretary and Patrick Anderson to At Large. Motion to accept positions as decided by PA, 2nded DF, ALL in favor.
4. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - Motion to accept February's meeting minutes as presented by PA, 2nded by DF, ALL were in favor.
 - Motion to accept the Annual Meeting's minutes as presented by PA, 2nded by DF, ALL were in favor.
 - DF to update voted on documents with attorney, CR to sign and notarize for county filing.
5. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement for February...per bookkeeper's report.
 - February:
 - Income totaled \$12,857.20 - basically all dues and one resale certificate.
 - Expenses totaled \$5,052.11 - The annual meeting at ~\$1,300 (and not all receipts have been submitted for that yet), ~\$800 for landscaping, and ~\$1k for legal, plus our recurring monthly expenses.
 - Ledger starting balance \$67,548.87. Ledger ending balance \$75,083.96
 - Total savings and checking \$220,434.37
 - Question by CS regarding current interest rate and how accounts are split was had.
 - Motion to accept February financials by PA, 2nded by CS, ALL were in favor.
 - b. Collections
 - i. Past Due
 - Discussed all past documented outstanding balances and current legal standing.
 - 2nd invoice went out 2/5.
 - 209 letters to go out 3/15 by regular mail, then on 4/26 by certified if not cleared.
 - ii. Collections – legal
 1. Clark Cove payment. Last check posted. CR contacted for payment without reply. Continue foreclosure process as per November.
 2. Richards. CR to sign off on foreclosure documents.

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.

6. Ongoing Business
 - a. Electronic voting/website/RR Electronic Accounts.
 - Nothing new at this time!
 - b. Monthly TO DO list.
 - i. Acclimate all members to current contracts and policies.
 - ii. Dues statements out with note that outstanding balances will be turned to collections with all fees associated at the responsibility of the lot owner.
 - iii. Change registered agent with he Secretary of State.
 - iv. Gate code change in March..

- c. Speeding cars and sheriff.
No patrols since last monthly meeting.
- d. Quarries.
 - i. Hays Quarry. Quarry will be loading out trucks at night for 183 expansion..
 - ii. Centex. No update.
- e. Year In Review, Newsletter & Life safety plans.
No activity anticipated until EOY.
- 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. Attorney opinion given in February. Wait until April for all 5 BOD to vote on. Additional violation presented by the ACC at this property showing defiance to CCRs.
 - iii. Richards. Motion to foreclose on property for non-payment of dues and fees by PA, 2nded by CR, CS in favor, DF opposed. CR to notarize and file.

7. New Business. Board Member topics. Limited to 5 minutes each.

- a. CR. Committee member appreciation. CR requests funds to gift committee volunteers for their hard work and dedications. CR motion to present (10) volunteers with \$100 gift cards, SC 2nded, ALL in favor.
- b. Bridge insurance. Issue brought up at Annual Meeting. Insurer says we do have insurance regarding this. CS questions if value would cover major replacement/repairs. CS to investigate.
- c. CR & PM to submit receipts for reimbursement for Annual Meeting expenses.

8. Standing 2018 Committees. Updates.

- a. Architectural Control Committee –Kelly Baugher, Andrea Siebert & JD Sellers
ACC to send water board current list of pool owners to Water Board can send appropriate back flow prevention testing letters, per February request.
Last drive around netted +/- 30 violations, mostly burn piles, trailers, fence maintenance and garage maintenance.
Will do a second week day drive to verify all and send appropriate notices.
One application for a barn.
- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
Paul out sick, gates seem to be in order.
Gate code change to occur at the end of march...CR/PC to put signs out and post.
- c. Neighborhood & Welcoming Committee – Christi Anderson, Phil Mueller, Lu Berlin, Karen Marshall, CR
Nothing to report, are gearing up for a drive around.
- d. Road Committee – Mark Rawlings
Full discussion had regarding roads.
Budgeted for 2019 is +/- \$64,000 for seal coating at W Bartlett, Labenski, Story, Ware, Will Banks
Want fresh bids from Wheeler and Lonestar.
MR to engage a road engineer to give opinion about structural repairs needed at this time, looping in the BOD.
We have many very bad drop offs especially at mail boxes and want best approach for remedy, these repairs will be over an above the standard repair line item in the anticipated budget.
- 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. Scheduling for a March mowing.
Front and gate entrances. Mowing happening as expected and cleaned out.
Renovation project. Fence stringers were demo'ed. Posts being left until time of replacement. Very delayed.
AS/MC to engage DNZ for updated contract info. DNZ pressure washed per bid.
AS to contact DNZ regarding power washing the bridge at the graffiti.

9. Guest topics. Limited to 5 minutes each.
 - a. Flag lights transformers were blown. GSD replaced. CR motion to accept \$644.36 for replacement. PA 2nded, ALL in favor. Need W9 and COI. Need approval PRIOR to work next issue.
 - b. Need W9 for The Lodge payment.
10. 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.
11. Scheduling of next meeting and conclusion.
 - a. April meeting scheduled for 4/9/19.
 - b. Conclusion at 8:15pm.

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.