

MAY 2022 RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30 PM

Date: Tuesday, May 10, 2022

Location: Zoom Conference Call

1. Establish quorum (3) Board members. Donna Bjornson, Cristi Giguere and Richard Spradley. Absent was Chris Whittenhall.
2. Welcome and introduce all in attendance. Scott Christians, Marie Coates, Jim Coates, Dayna Salter, Steve Jackson, Kelly Baugher, Lori Daves, and Melanie Scharton.
3. Review and approved meeting minutes for previous month(s) and/or special meeting.
 - A. March 2022. Motion to accept by DB, 2nded by CG, ALL in favor.
4. Review of financial statements for previous months.
 - A. Review and approve March financial statement per bookkeeper's reports. \$67,351.27 income, \$12,949.66 expenses, \$296,437.40 in the bank. Motion to accept by CG, 2nded by DB, ALL in favor.
 - B. Status report on 2022 dues receipt. 209 letters went out email and mail. SC to send by registered letter. Next month to attorney if no payments made. 3 accounts currently on payment plans.
 - C. Lori to give status on large overdue accounts.
5. Ongoing Business
 - A. Monthly to do list.
 - i. Dues statements out. Discussed as 4B.
 - ii. Changed registered agent with Secretary of State. Richard to check with Rick if Rick is willing to continue to be agent. If not then Richard to file.
 - B. Sheriff patrol update (RG)

Our contact is now president of the officers for hays county. 3/28. 4 stops, 1 cite speed, 3 warn speed. 3/29. 8 stops. 1 speed, 2 no DL, 1 warn , 1 warn speed, 1 warn sign.
 - C. Quarries (CR) nothing new with either quarry. Both quarries were invited via email and accepted, but did not attend. Will invite for next month. Meters were discussed. The Follet's are having on installed at their property.
 - i. Hays
 - ii. Centex
 - D. Committee recruitment. WE NEED VOLUNTEERS.
 - E. Administrative
 - i. Ability to send emails from board@rubyranchtx.com
 1. SC to find out about voice over internet. Should all be anonymous as addresses. Response should just be from the board and not individual.
 2. Delete phone #s online for now, leave CG.
 - ii. Sharing and updating documents.
 1. Drop box account, all can use...do NOT delete anything. SC to include RS & CW.

2. SC to see if can lock.

F. Legal.

- i. Update on Creekside situation. Lori to update board...original info was the owner has until 2/9/22 to remove.
- ii. 209 letters discussed in 4B.
- iii. Burn pile on Bartlett is still an issue. RS to continue to notify county to remedy. Lori will draft official document.
- iv. Montgomery Ct letter regarding well usage has gone out to be signed after sale.

6. New Business. Board member topics.

7. Standing committee updates.

A. Architectural control committee – Kelly Baugher, Dayna Salter, Steve Jackson

- i. Violation letters are created by ACC for first offense. After that the ACC will refer to the BOD to handle. CR to do May drive with ACC 5/16. Richard will do June.
- ii. Applications. Creekside fence and guest house.
- iii. Violations. Lodge fence is still an issue. Color had no approval, Richard and Kelly to go see.
- iv. Do not mow signs are an issue. CR and Steve Jackson to work through his issues. Steve to pull a new survey and determine ROW.
- v. Pool signs in neighborhood is an issue. KB to talk to offending company.
- vi. Burn pile update (RS) see Fiii.

B. Gate committee P4&5 ad P7&8 –Jim Coates, Rick Gibbs and Paul Czarnocki.

- i. PMs and/or other issues. Labenski has a couple issues. Keeps being off track. Artic fixed. Clark has intermittent issue Arctic is working on. New board installed in controller.
- ii. Gate code change set for July 11. One code per section, so two community codes. Signs to go out July 5. Jim to check if last years signs can be used again, if not we need to contact A&E and get new without a date, just “Gate Code Change MONDAY”.

C. Neighborhood and welcome committee – CG, Janann Gibbs, Lu Berlin.

- i. CR did a rescheduled drive around but it rained again. All information was left in mail boxes. 934 W Bartlett, 905 W Bartlett, 750 Clark, 150 Armstrong, 501 Matzig.

D. Road committee –Richard Spradley

- i. Update on maintenance program development. RS. Bid from MLA Geotechnical for \$18,950 presented for engineering services. Our road consultant and contractor Ryan Ohlendorf has approved SOW. Begin within one month. Budgeting will wait for their report. At this time we know we are looking at \$1.5M-\$1.75M. Motion to accept by DB, RS 2nded, ALL in favor.
- ii. KB mentioned pot holes on sides of RRR causing driving hazard, road sides are week.
- iii. CR mentioned seal coating should have been happening during our evaluation of roads project the last two years. RS to get bid to do while we continue to evaluate.

- E. Wildlife committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CG. Nothing.
- F. Landscape committee – Marie Coates
 - i. ROW and general mowing. New company is doing a good job.
 - ii. Sprinkler system repairs. More repairs are needed. Nozzles, lines and heads. Also need to mulch around crepes at gates. Motion to perform repairs up to \$1000 by CR, 2nded DB, ALL in favor. Bid to demo mulch and install river rock at Labenski for \$400 is pushed to a fall project since mulch was just installed.
- 8. Guest topics. Limited to 5 minutes each. None.
- 9. Executive session (guests excluded.) None.
- 10. Scheduling of next meeting and conclusion.
 - A. Schedule next BOD meeting, 6/14/22 and 7/12/22. 144 hours prior notice will be posted as per state law.
 - B. Conclusion. At 8:20 PM.

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 a meeting to discuss any matters of The Association.