

RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30PM

Date: Tuesday, May 9, 2023

Location: via Microsoft Teams

The May 2023 meeting is scheduled as a Teams Video/Conference Call.

1. Call to Order and Establish Quorum
 - a. (5) Board Members present - Richard Spradley (RS), Donna Bjornson (DB), Chris Whittenhall (CW), Christina Ramirez Camarillo (CR), Juliette Akers (JA)
2. Welcome and introduce all in attendance.
 - a. Scott Christians (SC), Marie Coates (MC), Jim Coates (JC), Steve Jackson (SJ), and Melanie Scharton (MS).
3. Review and approve Meeting Minutes for the previous month
 - a. April 2023, approved by DB, 2nd by RS, all in favor
4. Review of financial statements for the previous month.
 - a. Review and approve April financial statements combined - Bookkeeper's Report - approved by CR, 2nd by CW
 - b. Collections \$100,860 YTD
 - c. expenses: \$32k YTD
 - I. largest expense was landscaping
 - i. DB will look into filing claim to insurance from storm damage
 - II. \$196 paid on federal taxes filed
 - d. balance now \$406k
 - e. a little under \$250k in Broadway bank
 - f. \$157k in Heritage bank
 - g. Heritage Bank offered 5% rate for CD for 12 mo term
 - h. \$15k in outstanding receivables
 - i. franchise tax filing still pending
5. Existing Business: Discuss/Consider/Take Action Regarding:
Monthly Review
 - a. Traffic Stats - no updates
 - b. Quarries - no issues, blasting schedule emailed
 - I.Hays
 - II.Centex
 - c. Committee Recruitment - no updates
 - d. Administrative - no updates
 - e. Legal updates - none
6. New Business - Discuss/Consider/Take Action Regarding:

a. Board Member topics (Limited to 5 minutes each)

- I. Discuss bylaws and CCR's to ensure understanding/alignment of board members
 - i. confirmed Texas Transportation code supersedes our bylaws
- I. If gate code change, communicate with signs and website
 - ii. new code effective 7/10/23

7. Standing 2023 Committee - Updates

a. Architectural Control Committee –Kelly Baugher (KB), Dayna Salter (DS) and Steve Jackson (SJ)

- I. Applications - no updates
- II. New Violations - anonymous letter complaint about 1164 Ruby Ranch send to board
 - i. drive around due to evaluate - DB volunteered to attend next drive
 - ii. some properties applying for Airbnb
 - A. no updates in bylaws against it but less than 30 day rentals discouraged
 - B. committee will look into it more
- III. Update on Previous Violations
 - i. previous burn pile still present, follow up still pending
 - ii. SJ will help review documents/plot plan

b. Gate Committee - Jim Coats

- I. has will post signs about gate code change a few weeks before 7/10/23
- II. repainting of gates pending weather

c. Neighborhood & Welcoming Committee – Christina Ramirez Camarillo

- I. no updates

d. Social Committee - Christina Ramirez Camarillo

- I. Summer concert series scheduled for 6/29/23
 - i. Sponsors to date: Tiny Texans Pediatric Dentistry, South Austin Beer Garden, River City Wellness, Renewal by Anderson
- ii. DS will email some other possible sponsors

e. Road Committee – Chris Whittenhall and Richard Spradley

- I. Update - Executive Summary of Road and CCR modifications emailed this week to all HOA members
- II. working with attorney to have ballot mailed by next HOA meeting
 - i. each lot gets a vote, some residents have have multiple votes
- III. DB will reach out to contractor from 2020 reconstruction of Story Dr to see if repairs can be done under warranty

f. Landscaping Committee –Marie Coates

- I. tree in HOA lot keep losing limbs; will need to trim before summer social
- II. meeting with Brightview to review how things are going, will get quote for tree
 - i. clark cove skipped during their last visit

g. CCR Revision Study Committee – Richard Spradley, Chris Whittenhall, Donna Bjornson, Lori Davies,

- I. Executive Summary of Road and CCR modifications have been sent to residents can make informed voting decision
 - i. may need more than one round of voting depending on how ballot is styled

8. Guest Topics (Limited to 5 minutes each)

- a. guests present: Shelley Salinas and Amy Montgomery but no topics to discuss

9. Executive Session

- a. None

10. Scheduling of next meeting

- a. next BOD meeting scheduled - 6/13/23 @ 6:30pm.
- b. Conclusion at 7:26pm

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.