

NOVEMBER HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30PM

Date: Tuesday, November 11, 2014

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts (CR), President; David Mixon (DM), Vice President; Donna Bjornson (DB), Treasurer; and Andrea Siebert (AS), Secretary.
Tim Dowling, At Large not in attendance.
2. Welcome and introduce visitors.
Scott Christians, Paul Czarnocki, Mark Rawlings, Roy Lytle and Steve Jackson.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
Discussed one wording change.
Motion to accept with change by DM. 2nded by DB. All in favor.
4. Review of financial statements for the previous month(s).
YTD Income is \$141,265.65. Expenses are \$91,132.82.
We are focusing on collections of ALL past due accounts prior to the end of the year. We will be sending final notices. Any uncollected balances 10 days after date of letter will be sent to our lawyer for collections. Non recurring (as opposed to atypical) expenses were for road work, traffic enforcement, insurance, legal fees, and bollards and cables in area below the bridge. A motion to accept financials by DM. 2nded by AS. All in favor.
5. Ongoing Business
 - a. Ruby Ranch Roads. Approve the bridge and additional road repairs for \$6200.
Discussion was had regarding to the road overlay and a repair Ramming will make in the spring.
Guest Jackson mentioned the road work was the “best yet” and that he has noticed a few “chunks” off the sides of the roads which need to be picked up.
Ramming will begin providing the yearly crack sealing (as provided by the quarry) within the next few months.
AS mentioned noticing several fire hydrant road reflectors are missing. Some may be taped over from the recent work. We will take a count and purchase these within the next month. Guest Jackson mentioned grass makes the hydrants invisible...so it was discussed that we do not have the mowers clear around all hydrants and will do so in the future.
DB discussed the 10 year road plan as provided by Mark of the road committee and Brandon of Ramming Paving. Discussion was had for long term budgeting purposes and to ensure adequate future capital reserves to enhance the contingency. This information along with the results of the bridge inspection, will be used to prepare a Capital Expenditure plan. It was discussed to include pest control and weed maintenance at the road edge in the road budget. DB discussed hiring an engineer assess our bridge. She contacted several engineers from a list provided by TxDot. One of the firms, Stone Structural Engineering, is local. After review of Charles Stone’s credentials, DB made a motion to accept Stone Structural Engineering to inspect our bridge at the end of November for \$665.00. DM 2nded. All were in favor.
The Ramming bridge asphalt repairs and additions were once again...forgotten through discussion. To remain on agenda until addressed!
 - b. Electronic voting.
We will send a test to the BOD within 2 weeks.
We will mail information to our membership along with yearly membership dues the 1st week of December asking for electronic mail address and outlining the upcoming survey and test of the system.
We will set up a survey to our full membership by the 3rd week of December.
We are on track for being set up for electronic voting prior to our February Annual Meeting!
 - c. Front entrance.
 - a. Curbs – The curb project for the front entry will begin Thursday weather contingent. Guest Lytle asked for info on the project. Background was given that this project has three phases and the basis for the work is to update our entry and create one that people cannot destroy by driving through it.
Guest Jackson mentioned some properties with rocks at the corners. The ACC will confirm if this is allowable under the RR ROW and CCRs.
 - b. Landscaping – project will occur in the spring after curb and earth work is performed.

- c. Guest Lytle pointed out that flags at front entrance are not lit at night and are tattered. They will be replaced and a light will be added.
- d. Legal. Update and discussions.
Discussion was pushed to Executive Session as we had guests in attendance and cannot speak freely regarding matters to protect the privacy of all residents.
- e. End of Year Procedures.
DB discussed bids taken for our audit. Proposal was taken by 3 firms. DB suggested Montemayor Hill & Company at \$2000. DB made motion to call for audit of 2014 records to be performed in January of 2015 for presentation at the Annual Meeting in February of 2015. AS 2nded. All were in favor.
2015 Dues were discussed. It was agreed that all dues are to remain the same for 2015. HOA fees at \$325. Gates 4&5 at \$90. Gates 7&8 at \$60.
Motion was made to keep dues as are by AS. 2nded by DB. All were in favor.
- f. Park bollards and cables.
Project is set to begin Wednesday, weather contingent.
- g. Speeding cars and sheriff.
CR gave brief update. Report 11/8 with 6 citations (3 for speeding, 3 for disregard of stop sign) and 11/5 with 5 stops and 1 citation. It was agreed to continue with monthly enforcement.
- h. Website.
Christians reported the site is almost ready to launch. We agreed we would purchase stock pictures for tabs. He will have this up within 2 weeks.
DM working with neighbor Rex Ashley to get neighborhood shots. Discussion was had about taking and posting photos from neighborhood events. No future postings will occur without consent.
- i. Neighborhood Watch.
CR reported that neighbor Sarah had held a Block Captain meeting, but that she had not attended.
Update will be given next month.
It was discussed that NW is almost unnecessary due to social media and the advent of Facebook and Nextdoor. The HOA is discussing embracing NW as an HOA committee to ensure regular and updated information is distributed.
- j. Welcoming "committee".
It was discussed to join the newly formed welcoming committee and NW.
Guest Jackson questioned what the WC is and it was mentioned that it is a new committee literally to shake the hands of new neighbors and give them some of the main neighborhood information.
- k. Insurance for 2015
Policy was renewed with Thames insurance. After shopping DB found that our current provider does a good job at shopping and supplying our coverage.
- l. Property to the SW of RR and HOA dues.
This property owner was identified, information was given to the HOA bookkeeper and invoice for HOA dues was issued. That owner paid dues immediately.
- m. Quarries.
CR updated that meeting had been had with both quarries. Both are concerned about the quality of life in RR but also need to be sensitive to their business needs. Centex will be moving closer to our community over the next 60 years of their lease. KGBTX/Industrial is blasting and crushing per permit. Both request our neighbors to begin documenting our experiences as it was mentioned we understand they work to legal levels but something has changed and we are experiencing more. Both quarries are open to regular meetings with the BOD.
- n. Emergency plan.
Scott Christians brought up the evacuation plan at the October meeting and the findings were reported. It was agreed the BOD would reach out to the BFD to begin working on a plan. DB and CR both reached out to Mark Jones and Clay Huckaby and will work

on this. Mark Jones is working on opening discussions with adjacent property owners for a possible evacuation route in the event of an emergency.

6. New Business

A. Garage sales.

Discussion was had regarding gate codes and signage for garage sales. It was discussed maybe a yearly HOA wide garage sale could be had at the RR HOA land under the bridge. This will be a survey question.

B. Lodge signage and fence.

Discussion was had regarding the lodge fence. The lodge is not part of the HOA so they do not follow HOA rules, but they are sensitive to our neighbors. DM will take fence bids just to know what the value is and we will continue to work on this.

Discussion was had regarding a neighbor comment regarding the lodge not having signage. Lodge owner is trying to rectify the wrong address which comes up on google maps (it shows east not west.) It was agreed to purchase and install a green street sign over the existing stop sign at the lodge road which states "Ruby Ranch Lodge and 292 W Bartlett".

C. Board Member topics. Limited to 5 minutes each.

7. Standing 2014 Committee. Updates.

A. Executive Session prior meeting oral summary – Cristi Roberts

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

C. Gate Committee - Paul Czarnocki (David Mixon, liaison)

a. Phase 4&5 Paul Czarnocki, Thomas Doebner

b. Phase 7&8 Renee Mauzy, John Kimbrough

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

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

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

8. Guest topics. Limited to 5 minutes each.

Member Jackson mentioned a damaged light at Labenski gate. Discussion was had. Electrician to be called.

Jackson also volunteered to be part of the Welcome committee

Jackson also went to an HOA conference where he received a lot of landscaping info and with work with the BOD on the front project.

9. Executive Session. Discuss legal action and/or pending ACC violations.

a. Violation letters.

b. Legal letters.

10. Scheduling of next meeting and conclusion.

Next meeting will be 12/9/14.

*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.