

NOVEMBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Wednesday, November 13, 2019

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), President; Rick Gibbs (RG), Vice President; Treasurer; Phil Mueller (PM), Secretary and David Mixon (DM), At Large.
2. Welcome and introduce all. Guests were Rick and Rebecca Blackmore, Richard Spradley, Julie Akers, JD Sellers, Tommy Owens, Paul Czarnocki, and Donna Bjornson.

Motion to appoint Donna Bjornson, a past elected member, to fill the seat vacated by David Fletcher and to be Treasurer by DM, 2nded by RC, ALL in favor.

3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
Motion to accept September's meeting minutes as presented by DM, 2nded by PM, ALL were in favor.
POST MINUTES.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement for October...per bookkeeper's report.
Motion to accept financials by PM, 2nded by DM, ALL were in favor.
 - b. Collections AND LEGAL UPDATE

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. Electronic voting/website/RR Electronic Accounts. Nothing to discuss.
Vote HOA now came into question. Our fee has been paid and all is assumed to be proper and ready for February.
 - b. Monthly TO DO list.
 - i. ROAD WORK – print signs.
 - ii. Dues and gate fees were discussed.
Motion to raise dues 15% as allowed per our founding documents from \$325 to \$373 to help offset upcoming road work, raising gate fees for 7&8 from \$90 to \$103, and leaving the fee for 4&5 at \$103 by CR, 2nded by RG, ALL were in favor.
 - c. Speeding cars and sheriff.
Patrol 10/21. 8 stops. 3 cites speeding, 4 warn speeding, 1 warn disregard stop sign.
It was discussed to patrol further down RRR rather than concentrate from entrance to 4 way stop.
 - d. Quarries.
 - i. Hays Quarry. No update.
 - 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. CR to post online.
 - g. Legal updates.
 - i. Richards. NO update.
 - ii. Creekside. Signed agreement and payment are supposedly being remitted.
 - h. Bridge and insurance. RG reported there is no insurance for a structure over a body of water by federal law. Our existing policy adequately covers us. This issue is closed.
 - i. Flag repairs needed.
 - j. Entrance landscape project. Proposal by ABC discussed and approved. Motion and approval occurred in October.

6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. Appoint new board of director member (see section 2.)
 - b. We need to go to bank and change signatories.
 - c. Decorate for holiday, HOA or ABC when work is done. RG to do.
 - d. Matzig. Gary Steel emails. Denied.
 - e. Guardrail at Story and Ware. School bus hit performing a 3 point turn. RG to contact Hays ISD.
 - f. Email from Ortiz. Petition county or TXDOT for relief at entrance in light of yet another wreck. RG to contact Mark Jones.
7. Standing 2018 Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher, JD Sellers & Tommy Owens
 - I. Applications
 - II. Violation. 2 trailers, 1 boat.
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
 - I. PM. Clark bollard. Artic bid \$470. CR motion to accept bid, 2nded by PM, ALL in favor.
 - II. Issues. All up to date at this time. All equipment is good. The Labenski directory will be an issue in 2020.
 - III. Stone at Clark, DNZ approved in Oct to do work.
 - c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Lisa Tovar, Melanie Scharon, CR
CR. 5 new neighbors since summer. Osborne, Ward, Thompson, Camarillo, Mushett.
 - d. Road Committee –
Committee engaged member Ryan Ohlendorf of Lone Star Paving, the HOA preferred contractor, to help guide with 2020 needs and decisions. A meeting will be set for all to discuss. Bonds were discussed as a way to perform and pay for all work needed versus prioritizing and spreading over time. Winter rates are a bonus.

Culverts and guardrails are still an issue. CR to reach out to DNZ.
 - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.
Not present, no update given.
 - f. Landscape Committee –Marie Coates.
Row mowing. No current mow in progress or planned.
Front and gate entrances. Mowing happening as expected and cleaned out.
Culvers grow more quickly, mow biweekly.
Walkway grows quickly too, get bid.
Retreat all for weeds.
CR emailed Folletts to see if they will remove dead agave at bridge and they will get it done.
8. Guest topics. Limited to 5 minutes each.
 - a. Tommy Owens proposed the HOA perform work members in violation disregard and that the HOA then recuperates the expense from the homeowner. The board discussed the board as well as each member has the right but not the responsibility to do such. This proposal may be used in the future should the board deem necessary.
All our duties are to keep the Ranch well maintained, for safety and home values.
It was suggested CR could phone worst offenders to try to prompt resolve.
 - b. The Blackmores. 160 W. Bartlett. ACC denied secondary structure application based on not adhering to written CCRs. Blackmores were petitioning the board for second opinion. Of 11 people at the meeting other than the Blackmores, all but one said no. All five board members said no. The Blackmores will revise plans.

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 privately discussed.
10. Scheduling of next meeting and conclusion.
 - a. December meeting scheduled for 12/10/19.
 - b. Conclusion at 8:36 pm.

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.