

NOVEMBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, November 9, 2021

Location: ZOOM MEETING DUE TO COVID-19 DELTA VARIANT

1. Quorum (3) Board Members. Present were Rick Gibbs (RG), Donna Bjornson (DB), Cristi Rawlings (CR) and David Mixon (DM). Not present was Phil Mueller (PM)
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Marie Coates, Kelly Baugher, Steve Jackson, Dayna Salter, Lorie Daves, Melanie Scharton, Richard Spradley and Matt Plochocki.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. October 2021 in person meeting minutes. Motion to accept by DM, 2nded by RG, ALL in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$83,022.81 in income, \$53,165.82 in expenses, \$179,602.48 in the bank.
Motion to accept financials by CR, 2nded by DM, ALL were in favor.
 - b. Review unpaid 2021 dues. \$615.22 showing past due, one account has since been paid.
5. Ongoing Business
 - a. Monthly to do list.
 - a. Review expected 2022 spending changes. Set dues for 2022 (DB). All agree that with upcoming road and gate work both dues to be fully raised for 2022. Motion to increase HOA dues from \$428 to \$492 and gate dues from \$118 to \$135 by DM, 2nded by DB, ALL in favor.
 - b. Decide annual meeting date and format. Decide main discussion topics and needed preparation. Finalize AM paperwork and plans for mailing. Date will be February 22, 2022. DB to do YIR recapping dues compliance, roads, landscape, snowmagedon, chickengate, etc. It was decided to keep the ZOOM format and ask Melanie to host again as 2021 AM was successful.
 - c. Discuss recruitment for board member election. Neither Phil nor Rick will be running for reelection. Two seats will be open.
 - b. Sheriff patrol update. RG.
17 stops. 4 cite and 11 warn for speed, 1 cite exp reg, 1 cite exp DL, 1 warn reg.
Graffiti is happening again and racing. Cameras at bridge and gates and landscaping were discussed. Richard to investigate pricing. Post on website if caught felony level charges will be pressed to happen immediately.
 - c. Quarries.
 - a. Alleyton. They would like to schedule individual zoom to answer any and all questions. We need to set a date and time.
 - b. Centex. Is now Eagle Materials. Matt Plochocki in now in charge and attended and updated on quarry activities. Their permit allows up to 500 yards from lease boundaries. They have a large expansion project in Buda keeping them busy. They have no supply issues as traditional suppliers do, only trouble producing enough. By their own choice they run at an average of 2M tons per year. They have budgets and plans through 2060.
 - d. Committee recruitment. Need board members.
 - e. Legal updates. See below.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. New legislation impacting HOAs – review requirements for hearings for covenant violations (DB/Lori). Legislative gives right to appeal HOA ACC denials. Can appeal to BOD. Owner entitled to cure violations.
Lori to check into the right to fine by updating bylaws rather than CCRs.

For flagrant habitual issue discussed monthly, BOD and ACC to turn over date stamped photos and correspondence for Lori to see how to proceed.

- b. Agree bookkeeping contract extensions for Blue Coyote. Motion to accept two year contract for bookkeeping, gates and extras by DM, 2nded DB ALL in favor.

7. Standing Committees. Updates.

- a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
 - I. Applications:
 - II. Violations: drove. 12 RVs & trailers, which is out of hand and will be tracked more closely to prevent. Lodge fence is in violation. Clark construction causing road debris. E Bartlett debris pile and issues to Lori.
- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates and Rick Gibbs
 - I. PMs and /or other issues. Operators are in stock and will start next week and estimated at a one week install for all. Along with new Clark key pad to match the Labenski one. Labenski one isn't backlit anymore, Arctic to check.
 - II. Clark and Labenski key pads need new stands at a cost of up to \$600. Motion to accept the value from Arctic by DB, 2nded by DM, ALL in favor.
- c. Neighborhood & Welcoming Committee –Lu Berlin, Janann Gibbs, and CR
Nothing.
- d. Road Committee – Phil Mueller and Richard Spradley
Engineer hasn't been engaged yet. Lori knows someone at SW Consulting. Budget to be continued so our best information can be presented at AM.
- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.
Nothing.
- f. Landscape Committee –Marie Coates.
 - I. Need a new lock on the park gate as DNZ cut it off.
 - II. Need new sign at the bridge, estimated at \$200.
 - III. Graffiti needs to be painted over.
 - IV. ???

8. Guest topics. Limited to 5 minutes each

9. Executive Session.

- a. Prior meeting oral summary

10. Scheduling of next meeting and conclusion.

- a. Next monthly meeting scheduled as a zoom meeting for December 7, 2021.
- b. Conclusion at 8:00 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.