

NOVEMBER 2022 RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30 PM

Date: Tuesday November 15, 2022

Location: Zoom Conference Call

1. Establish a quorum (3) Board members. Donna Bjornson, Chris Whittenhall and Richard Spradley.
2. Welcome and introduce all in attendance.
3. Review and approve meeting minutes for the previous month(s) and/or special meeting.
 - A. October 2022. Motion to accept by DB, 2nded by CW, ALL in favor.
4. Review of financial statements for previous months.
 - A. Review and approve September financial statement per the bookkeeper's reports. Motion to approve by Cw, 2nded by RS, ALL in favor.
 - i. \$89,000.00 Income
 - ii. \$67,000 expenses – regular expenses
 - iii. \$265,00.00 in the bank
 - iv. \$208,000.00 in checking at Broadway
 - v. \$57,000.00 at Heritage Credit Union
5. Ongoing Business
 - A. Monthly to-do list.
 - i. 2023 budgets approved. DB to send to Scott to post on website.
 - ii. Dues approved at 15% increase (dues and gates).
 - iii. Quickbooksbooks Online approved. Additional research and coordination needed with Scott to make the transition. This was determined to be best done after the current billing cycle so that we could send bills timely.
 - B. Sheriff patrol update (RS)
 - i. Friday, October 28, 2022 –
 - 11 Vehicle stops
 - 3 Citations for Speeding
 - 1 Citation for possession of drug paraphernalia
 - 7 Warnings for speeding
 - C. Quarries report
 - i. No report
 - ii.
 - D. Committee recruitment. WE NEED VOLUNTEERS.
 - i. DB introduced Christina Ramirez Camarillo to be nominated for Secretary of the Board and to also assist with social events. The Board will add to the December agenda.
 - E. Administrative
6. Legal.
 - A. No update, Lori not in attendance

7. New Business. Board member topics.
 - A. CW – Update on the research of fiber optics for the neighborhood.
 - B. Agree on Annual Meeting date and time.
 - C. Finalize Annual Meeting paperwork and prepare for print
8. Standing committee updates.
 - A. Architectural Control Committee – Kelly Baugher, Dayna Salter, Steve Jackson
 - i. No update.
 - B. Gate Committee – Jim Coates
 - i. No issues.
 - C. Neighborhood and Welcome Committee –
 - i. No update.
 - D. Road Committee – Richard Spradley
 - i. The outcome of our special meetings were member directive for the BOD to return with three options to repair the roads with the associated financial impact for the members to consider.
 - ii. The three options are as follows –
 1. Repair of roads at one time.
 2. Repair of roads in phases over multiple years.
 3. Explore options in working with Hays County.
 - E. CC&R Revision Committee –
 - i. We will be presenting the options along with the road options at the same time. Lori has drafted a document that will be reviewed.
 - F. Wildlife Committee –
 - G. Landscape Committee – Marie Coates
 - i. The second estimate was received for trimming the trees at Labinski. Both quotes are \$1840.25. RS motioned to use the vendor Bright View. DB 2nd, ALL in favor.
 - ii. All else is working fine. Reduced watering to once a week.
 - iii. Solar lights at the front entrance working well.
 - iv. Decision to order solar lights for the Clark Cove entrance. DB motioned to purchase. CW 2nd, ALL in favor.
 - v. RS asked that Bright View revisit the trimming done on the trimming of trees on the fence line at the curve on Ruby Ranch road. MC to discuss with Bright View.
9. Guest topics. Limited to 5 minutes each.
 - A. None
10. Executive session (guests excluded)
 - A. None.

11. Scheduling of next meeting and conclusion.

- A. Schedule the next BOD meeting for Tuesday, December 6, 2022. 144 hours prior notice will be posted by November 30 as per state law.
- B. Conclusion - 7:30 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.