

OCTOBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, October 8, 2019

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), President; Rick Gibbs (RG), Vice President; David Fletcher (DF), Treasurer; Phil Mueller (PM), Secretary and David Mixon (DM), At Large.
2. Welcome and introduce all. Guests were Dale Olmstead, James & Carol Weir, Tommy Owens, Marie Coates, Richard Spradley, Julie Akers, Griz Tozer and Kelly Baugher.
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 RG, 2nded by PM, CR in favor, DF abstained.
POST MINUTES.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement for June...per bookkeeper's report.
September:
Income totaled \$937.35, mixture of openers, late fees and resale certificates.
Expenses totaled \$5,215.70, approx \$2600 for gate repairs - replacing v-groove wheels.
Ledger starting balance \$53,680.75, ledger ending balance \$49,409.40.
Total savings and checking \$195,433.20
Motion to accept financials by CR, 2nded by RG, ALL were in favor.
 - b. Collections AND LEGAL UPDATE
 - i. Past Due update. Agree to hold off attorney collections as only a few accounts are delinquent, and we are actively working on them.
 1. Richards #1 is in foreclosure and we still need a CCH update.
 2. Richards #2, owes \$325 and no payment given. Demand letter went out 8/13 certified and regular to both posted addresses.
 3. Creekside #2 suit. Need follow up.
 - c. It is suggested by outgoing David Fletcher that we pursuit looking into a collections company rather than utilizing our attorney. It is also suggested that one or more board members attend our attorney's free seminars.

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.
 - b. Monthly TO DO list.
 - i. ROAD WORK – print signs. Also post online and on nextdoor once scheduled ONCE SCHEDULED.
 - ii. Discuss and approve 2020 dues and gate fees, to be approved at Novembers meeting. It was discussed we need to utilize the full 15% increase to prepare for major road work needs. \$325 up to \$373. Discussion was had and left undecided as to raise gate dues. Both will be in deficit after necessary repairs are made.
 - c. Speeding cars and sheriff.
CR reported no patrols were performed.
 - 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
 - ii. Creekside.
- h. Bridge and insurance. RG has begun shopping insurance and coverage process. Met with Thames. Will continue to flesh out all possibilities.
- i. Flag repairs needed.
- j. Road projects. Formalize new committee. Discuss and decide work.

James Wier has over 50 years in road work including owning own hot mix company.

Julie Akers is an electrical engineer and is good with documents and plans.

Richard Spradley has been in the materials supply business and built and delivered roads in Brazoria County.

Griz Tozar is VP of Ops at a construction company and has built roads across California, Washington and Texas.

Discussion by all present revolved around spray being a bandaid.

Structural issues must be addressed at this time.

Possibly get road plans and specs from Michael Thames and Terry Wimmer if they are not in storage.

Not ready or comfortable continuing with crack sealing until we get more foundation of work to be done.

When ready, cracks are full of dirt and must be cleaned out first.

Dues will have to be increased greatly year over year or possibly a special assessment to cover all needs.
- k. Entrance landscape project. Discuss and decide work.

6. New Business. Board Member topics. Limited to 5 minutes each.

- a. David Fletcher emailed resignation 10/4 effective 10/9.
- b. Post board vacancy.
- c. We need to go to bank and change signatories, adding two but wait until after November meeting and new appointment.

7. Standing 2018 Committees. Updates.

- a. Architectural Control Committee –Kelly Baugher & JD Sellers

Letters that were created by the ACC look good.

Minor infractions seem to be fence posts or garage doors.

Griz suggested bringing up CCR changes and/or fines at the annual meeting.

CR to ask sheriff if they can deliver final ACC letter or if constable would need to.
- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault

Discussion was had regarding gate remotes and how they should be coded for full accuracy.

Arctic fixed Clark bollard, rewelded.

W Bartlett is started but more work to go.

Labenski phone is not programmable. Last time DF called phone company and they fixed. SC to give it a shot.

Stone moved to block side access at Clark has been moved. Engage DNZ to purchase several and move into place.

Motion by CR to engage DNZ at up to \$250 for rounded topped posts like park area, 2nded by DF, ALL in favor.
- c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Lisa Tovar, Melanie Scharton, CR

CR to address prior to next meeting.
- d. Road Committee –

See new business.
- 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. MC to engage for a mowing
 - 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 to email Folletts to see if they will remove dead agave at bridge.

- 8. Guest topics. Limited to 5 minutes each.
 - a. None.

- 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. November meeting scheduled for 11/13/19.
 - b. Conclusion at 8:17 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.