

OCTOBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Wednesday, October 13, 2021

Location: ZOOM MEETING DUE TO COVID-19 DELTA VARIANT

1. Quorum (3) Board Members. Present were Rick Gibbs (RG), Phil Mueller (PM), Donna Bjornson (DB), Cristi Rawlings (CR) and David Mixon (DM).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Marie Coates, Steve Jackson, Lorie Daves, Melanie Scharton, and Richard Spradley.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. September 2021 in person meeting minutes. Motion to accept by DM, 2nded by DB, ALL in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$82,430.46 in income, \$44,638.43 in expenses, \$187,537.52 in the bank.
Motion to accept financials by CR, 2nded by DM, ALL were in favor.
 - b. Review unpaid 2021 dues. \$871.82 showing past due.
5. Ongoing Business
 - a. Monthly to do list. Identify actions needed to set 2022 dues at November meeting. Begin discussion of annual meeting paperwork for mailing packet.
 - b. Sheriff patrol update. RG.
22 stops. 5 cite, 15 warn speed, 2 no DL, 1 warn bad plate.
 - c. Quarries.
 - i. Alletton. They would like to schedule individual zoom to answer any and all questions.
 - ii. Centex. Emailed they would like to join our community meetings. CR to follow up.
 - d. Committee recruitment. No update.
 - e. Legal updates. See below.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. New legislation impacting HOAs – review actions to comply with new regulations
 - i. Update contents of resale certificates (SC) Scott has reviewed and updated content of Resale Certificates to comply with legislation.
 - ii. Update management certificate (RG) Lori has drafted new Management Certificate. Rick to sign and Lori to file.
 - iii. Draft appeals process for ACC requests (PM) Phil's draft was reviewed and accepted.
Motion to accept above updates DM, second DB. All in favor.
 - iv. Review requirements for hearings for covenant violations (DB/Lori). Lori would like to review this one a bit more before offering advice. Add to next agenda.
7. Standing Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
 - I. Applications:
 - II. Violations: E Bart burn pile still a habitual offender. Engage the TCEQ as this violates their standards. Boat at house on RRR.
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates and Rick Gibbs
 - I. PMs and /or other issues.
 - II. Last months motion to replace two gate systems is void. Bid by Arctic to do all 6 gates is \$19,818. Options to pay for this were reviewed. Recommended option was to pay from general Maintenance account, which

would result in gate accounts being back to positive in early 2025 with a+\$7k annual cash flow surplus assuming 15% increase in gate dues in 2022 and 2023. DM motion to accept, PM 2nded, ALL in favor.

III. Someone is opening gates a N W Bartlett

c. Neighborhood & Welcoming Committee –Lu Berlin, Janann Gibbs, and CR
Nothing.

d. Road Committee – Phil Mueller and Richard Spradley

Phil, Richard and Ryan met. Working on proposal. Worst case scenario is 1.6M to do all roads. Looking at 5 year note versus a 10 year note. Will result in a heavy special assessment to all property owners. Will require 50% approval. Continue debate in November. Hope to present at annual.

Suggest a civil engineer especially since McCoy will be included. Motion to retain a civil engineer for up to \$7500 by DM, 2nded DB, ALL in favor.

Phil to manage process, Ryan to contract, Donna to manage the finances.

e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.
Nothing.

f. Landscape Committee –Marie Coates.

Still looking for companies to bid landscaping package. Have two very differently priced bids.

DNZ is not performing per contract. Won't weed or mulch without extra charge regardless of contract.

RG to order 35 MPH sign to replace downed / lost sign. Marie working with Oscar to schedule.

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 November 9, 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.