

SEPTEMBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, September 11, 2018

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), David Fletcher (DF), Phil Mueller (PM), Rick Gibbs (RG) and Patrick Anderson (PA) via phone.
2. Welcome and introduce all. Guests were Todd Dans, Scott Christians, Paul Czarnocki, Andrea Siebert, Marie Coates.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
Motion to accept August meeting minutes as presented by PM, 2nded by RG, ALL were in favor
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement...per bookkeepers report.
August:
\$2,794.11 in total dues were received, a mixture of dues, legal fees, and several resale certificates.
Expenses totalled \$41,914.00, as we paid the remainder of the seal coating invoice.
Ledger starting balance \$68,995.93. Ledger ending balance \$29,836.04.
Total savings and checking \$174,510.03
Motion to accept August financials by PM, 2nded by RG, ALL were in favor.
 - b. Collections and attorney
Discussed all past documented outstanding balances and current legal standing.
 - i. Confirm Clark Cove payment. have September 1 then need to collect remaining balance.
 - ii. Confirm 6/24/18 Creekside motion for summary judgement. MOVE TO ONGOING BUSINESS NEXT MONTH. DF to confirm motion is scheduled.

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.
 - b. Continued discussion from August regarding need to begin what will go out on yearly invoice in regards to achieving a WRITTEN quorum for 2019. Statements out 12/1, but don't send ballots until mid January. Investigate sending SASE with invoice and include quorum information on invoice. Possibly change bylaws on quorum to a specific ## of people rather than majority. Also change meeting Article IV wording by revision.
Discussion was had regarding the Annual Meeting and making it a community event to garner an in person quorum. Estimating a \$1000 budget including giving away 1 year of dues to a lucky drawing winner, a jumpy box for kids, a catered meal and a party like atmosphere.
 - c. FROM: Monthly TO DO list.
 - i. Verify national neighbor night out. RR did not participate. WE MISSED NNO.
 - d. Speeding cars and sheriff.
It was noted that golf carts and ATVs are questioned regarding legality of driving on RR roads.

It was noted that vandalism is again occurring under the bridge. CR to get bid to clean and paint. Will post online regarding pressing charges if caught.

8/17/18 6 stops, 2 cite speed, 1 cite no DL, 2 warn speed

8/28/18 8 stops, w cite speed, 4 warn speed, 1 warn exp reg

e. Quarries.

i. Hays Quarry. Meeting to occur this next quarter.

ii. Centex. Quarry will investigate use of back up lights rather than beepers. CR to FU.

f. Year In Review, Newsletter & Life safety plans.

Nothing anticipated to report until end of year, kept on agenda in case of items needing reporting.

g. Committee recruitment.

Continue to look for community volunteers!

h. Landscaping. ROW and general mowing, front entrance, gate entrances.

Guest Todd Danz gave presentation of services offered and updated bid as presented last year. It is agreed that RR will hire DNZ to mow ROW and entrances once as a "test" of services prior to cancelling Rogers contract. This mowing is to happen at next availability. \$2800 ROW + \$610 mow + weed/mulch + irrigation check. After mowing occurs Todd will come back and give bid to cut trees and brush in ROW. Motion to use DNZ as described above at a value of no more than \$4000 by CR, 2nded by DF, ALL in favor.

CR to email Todd current phone lists for all and for emergency use.

PA will let Rogers go after mowing occurs.

i. ROW mowing and general mowing. No change from Rogers.

ii. Front and gate entrances. No changes in quality occurred.

iii. Renovation project. Discussed by all. We will get updated wood bid and will include 4 way stop and foliage in all bids. Hopeful to decide in October. CR to see if pole moving bid can be complete with independent services costs. CR to check with Austin Flag regarding new poles and installed at east side of entrance.

i. Legal Updates

i. Confirm 6/24/18 creekside motion for summary judgement

ii. Confirm Creekside #2 letter from attorney

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

a. Nothing presented.

7. Standing 2018 Committees. Updates.

a. Architectural Control Committee –Kelly Baugher, Andrea Siebert & JD Sellers

Did drive last month. Standard violations noted.

Had application for fence and pool.

Creekside certified letter sent by BOD, needs to go to the attorney to begin legal process.

RRR warehouse discussed.

It was discussed that all approval letters will state commencement of work to begin within one year or will become null and void, necessitating beginning the process again.

Discussion was had that the ACC will create and keep a spreadsheet and share it with the BOD each month regarding all activity including applications for work and progress of that work.

b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault

5 is good!

North operator is gone. Will be replaced by Artic. Price should be \$4000ish.

DF to work on the directory that still doesn't work.

- c. Neighborhood & Welcoming Committee – Christi Anderson, Phil Mueller, Lu Berlin, Karen Marshall, CR
Nothing to report for September.

- d. Road Committee – Mark Rawlings

Bid was presented for crack sealing as the quarry is no longer providing this complimentary as they no longer provide that service. Lone Star Paving \$3,570. Question what is the maximum width of a crack before a repair is necessary.

Motion to accept bid as presented by RG. 2nded by DF, ALL were in favor.

- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.

Not present, no update given.

- 8. Guest topics. Limited to 5 minutes each.

- a. Nothing presented.

- 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. Schedule October BOD Meeting. Standard second Tuesday works. 10/9/18 at 6:30.

- b. Conclusion at 8:51pm.

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.