

SEPTEMBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Wednesday, September 4, 2019

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), President; David Fletcher (DF), Treasurer; Phil Mueller (PM), Secretary; and Rick Gibbs (RG), At-Large.
2. Welcome and introduce all. Guests were Paul Czarnocki, Scott Christians, David Mixon and Paul Fletcher.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
Motion to accept August's meeting minutes as presented by PM, 2nded by RG, 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.
August:
Income totaled \$ 2589.21 - half were dues paid, half from insurance reimbursement.
Expenses totaled \$ 4773.40 - more than half of this was for sprinkler repair in landscaping, the rest were typical monthly expenses.
Ledger starting balance \$55,864.94, ledger ending balance \$53,680.75
Total savings and checking \$199,700.42
Motion to accept August's financials by RG, 2nded by PM, 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. Clark is paid.
 2. Ware is paid.
 3. Richards #1 is in foreclosure and we still need a CCH update.
 4. Richards #2, owes \$325 and no payment given. Demand letter went out 8/13 certified and regular to both posted addresses.
 5. RRR is paid.
 6. Creekside #2 suit. They declined previously offered settlement. We voted in July to continue suit. They countered, we agreed with contingencies. Waiting on legal update. Will photo document ALL future violations including date stamp.

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. Spring road work – print signs. Also post online and on nextdoor once scheduled ONCE SCHEDULED.
 - c. Speeding cars and sheriff.
CR reported:
7/24. 10 stops. 5 cite speed. 1 cite no DL. 5 warn speed
8/5 8 stops. 3 cites speed. 5 warns speed.
 - d. Quarries.
 - i. Hayys 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.
ACC needs help. Try posting on nextdoor.
 - g. Legal Updates – this will move to #4B.
 - i. Creekside #2. Suit. CR to FU on action.
 - ii. Richards. Foreclosure. DF to FU on action.
 - h. Bridge and insurance. RG will begin shopping insurance and coverage process.
6. New Business. Board Member topics. Limited to 5 minutes each.
- a. Flag repairs needed. One flag pole broke. Flag is at CRs. Have engaged AFF to come and fix. PM to help CR diagnose and maybe do ourselves.
 - b. Sprinkler system repairs, electronically approved.
 - c. Creekside mowing violation, escalated to board in July.
 - d. Cliff Sorrell resigned 8/10/19 via email. Described action under #1 above.
 - e. Law changes, as emailed by DF. Most relative to RR HOA is fire arm, lemonade stands and no two members from same house.
7. Standing 2018 Committees. Updates.
- a. Architectural Control Committee –Kelly Baugher & JD Sellers
Applications & Violations.
ALL to watch Clark for owner who leaves construction equipment regularly.
All to view barn on E Bartlett.
It was discussed the DM will compile past precedents to compile a bit of a guide to work from. KB will draft process and BOD will vote in at October meeting.
More than 3 offenses per year is a chronic offender and a perpetual nuisance and will not be afforded the standard due process.
From drive around. Violations. Burn pile E Bartlett, garage door on Humphreys
Applications. 2 fences, 1 drive, 1 detached garage denied.

CR to pen letter to offenders listed by ACC as having issues not rectified.
 - 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
 - d. Road Committee –
CR to post road committee needs members. An engineer or contractor specifically.
CR to ask Lone Star to reevaluate information given and rank work on urgency basis.
CR to engage other to bid.
RG & DF drove earlier in the year and listed sides that need attention at AC and RRnb.
 - 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. CR and MC to discuss with DNZ.

Front and gate entrances. Mowing happening as expected and cleaned out.

DNZ provided bid to treat for weeds and ants at bridges and culverts. CR motioned to approve work up to \$2000, 2nded RG, ALL in favor.

Renovation project. Need to engage and get plantings scheduled.

CR motioned to accept ABCs proposal for landscaping upgrades upon changes ((rendering, evergreens, compact plants, warranty) and BOD electronic approval up to \$25,000 including electrical and drip irrigation. 2nded PM, RG in favor. DF abstained.

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. October meeting scheduled for 10/8/19.
- b. Conclusion at 9:05 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.