

SEPTEMBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, September 14, 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, Kelly Baugher, Steve Jackson, Dayna Salter, Joey Biasatti of Alleyton, David Reyes of Alleyton, Rob Burff of Alleyton, Kevin Camacho of Fibretech, and Jonathan Gurwitz of KGB Texas.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. August 2021 in person meeting minutes. Motion to accept by DM, 2nded by RG, ALL in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$80,264.73 in income, \$40,111.56 in expenses, \$189,898.66 in the bank.
Motion to accept financials by CR, 2nded by DB, ALL were in favor.
 - b. Review unpaid 2021 dues. \$1777.40 showing past due but two accounts have cleared recently.
5. Ongoing Business
 - a. Monthly to do list.
 - b. Sheriff patrol update. RG.
(3) 2 hour shifts. 9 stops, 1 cite, 7 warn for speed, 1 exp reg warn.
 - c. Quarries.
 - i. Alleyton. The folks from Alleyton Quarry joined and gave an update. Discussed the points of monitoring January 1 through September 14. Educated us on peak particle velocity, ground vibrations, air over pressure, what they watch for over what the bureau of mines limits which was set in the 1800s and reestablished in the early 1980s. A question was asked of the quarry regarding booms versus how the quarry compares and they agreed to check into the statistic.
 - ii. Centex. No update.
 - d. Committee recruitment. No update.
 - e. Legal updates.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. New legislation impacting HOAs – DB. Identify items impacting RR HOA and any needed changes in our procedures.
Based on Lori Daves' summary of the new code, the following actions were agreed:
Scott to review current Resale Certificate to make sure it contains all information required in sec 207.003
Rick work with Lori to update current Management Certificate
Phil to draft procedure for appeal of ACC denials to the HOA Board
Rick to ask Lori for more detail on sec 209.007 regarding requirements for a hearing on Covenant violations
7. Standing Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
 - I. Applications: RRR propane project, drive replacement, 2 fences, 1 roof
 - II. Violations:
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates and Rick Gibbs

- I. PMs and /or other issues.
- II. Bids for gate operating systems were taken from Arctic, Austin Entry, Elite, Compond Security, and ClearVue. Areas of work were shown as a double at Clark, a single at W Bartlett north, a double at Labenski and a single at W Bartlett south. Most all recommended the same system Liftmaster CSL24U. Arctic's pricing was in line with other bidders and as our reliable provider for the past several years was deemed our best choice. Discussion was had regarding replacing ALL six now versus one at Clark and one at Labenski for life safety. It was discussed that the gates budget is in deficit and it would take a special assessment to the gated community. Further discussion was that the HOA budget could cover the amount and a dues raise for gated areas will need to commence over the next several years to pay back to the general fund. 130 gated properties and the current gate fee is \$118 yearly. Motion was made by RG to use Arctic to replace one Clark and one Labenski operator for no more than \$6500, 2nded by DM, ALL in favor. Paul will also get a bid from Arctic to replace all 6 operators and work with Rick to develop options to pay for them via Special Assessment or gate dues increase. This will be discussed at October meeting.

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

d. Road Committee – Phil Mueller and Richard Spradley
Ryan and Richard are on Vacay. Anticipate a special information gathering meeting to discuss roads prior to the October meeting. Goal is to establish a 5 year plan and a 10 year plan. PM to set up and also discuss possibility of seal coating entrance to 4 way stop.

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

f. Landscape Committee –Marie Coates.
MC has sent notice to three companies. 1 did not bid, other 2 combined! DNZ actually did a good job this past month. Front east has no water. New hollies look really sad and we may loose them. Electricity is also out. MC contacted electrician regarding fixing. There is a sign down before the bridge in the ROW. Oscar to fix.

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 October 13, 2021.
- b. Conclusion at 8:32 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.