

RUBY RANCH HOMEOWNERS ASSOCIATION
2012 ANNUAL GENERAL MEETING
February 7, 2012

1. Board members in attendance were Grady Meyer, Thomas Doebner, Kevin Rodriguez, Scott Christians & James Wier.
2. Grady opened the meeting at 7:00 p.m. He covered the rules to establish a quorum and the use of proxies for obtaining a quorum and for voting.
3. Kevin Rodriguez discussed the Ruby Ranch HOA financial reports and 2012 budget. These reports were made available to all in the meeting.
4. Mike Duffey, Division Chief, Fire Prevention, of the Buda Fire Department gave a wildfire presentation, detailing the department's plans for wildfire mitigation during the next summer. He also presented several tips homeowners can use to help prevent fire from spreading around or onto their home. There were several questions from the audience after the presentation, with some expressing concern that there is only one way out of Ruby Ranch. Mr. Duffey reiterated, "When the Fire Department tells you to leave, you must leave immediately".
5. Scott Christians spoke briefly on ACC activities during the past year, covering the number and types of approvals, violation letters, and violation warnings.
6. Scott also briefly discussed the website and gave out the website address.
7. The members of the nominating committee were announced. They are: Dale Olmstead, Claude Green, and Thomas Doebner. This committee will review Board of Director nominations for the next election held in 2013.
8. The Board thanked Celia & Jerry Weaver and Cheryl Christians for their work to buy and put up the Christmas decorations at the front entrance for the 2nd year in a row. Ruby Ranch HOA reimbursed them for the decoration purchases.
9. Grady asked everyone to try to refrain from walking or riding vehicles in the Onion Creek creek bed.
10. The Board asked that any wildlife related questions be held until later in the meeting, after the election of the Board members. It then opened the floor for non-wildlife related questions:
 - a. Sonny Holub asked why the drilling rig was at our well site at the end of Ruby Ranch Road. Dale Olmstead, President of the Ruby Ranch Water Supply Corporation, replied that we were doing work to kill bacteria in the well that was causing the water to be a reddish color.

- b. Scott ?, the ESD #8 commissioner, repeated Mike Duffey's comment from earlier that people in Ruby Ranch should be aware of wild fires that might be in the area and be prepared to immediately evacuate.
- 11. The Board then proceeded with the election of 3 Board members, with each of the 5 candidates being given the opportunity to speak for a few minutes. Grady Meyer asked if there were any nominations from the floor. Hearing none, the vote was taken and members were asked to turn in ballots at the front before leaving for the evening. The Board announced that the results of the elections would be posted to the website as soon as possible, but hopefully by Thursday evening.
- 12. The wildlife discussion was held next:
 - a. Scott Christians began with some opening statements on this issue:
 - i. There are no state laws that govern the taking or trapping of exotic deer (non white tail), although someone must have a deer license to trap any deer including exotic deer.
 - ii. There is no specific state law that provides for HOA ownership of wildlife.
 - iii. No CCR (Covenants, Conditions, and Restrictions) rules specifically prevent hunting or trapping of deer.
 - iv. Given a general desire to prevent trapping and/or hunting, the CCR's should be amended.
 - v. If enough interested members wish to change the CCRs, they should form a committee to come up with specific changes to the CCRs
 - vi. Also, committee(s) can form as need to work on a neighborhood-wide Wildlife Management Plan.
 - vii. He then indicated that changes to the CCR's must:
 - 1. Be legal
 - 2. Be clear, unambiguous, and enforceable
 - 3. Amendments to the CCR's require that 75% of lot owners sign an instrument changing the CCRs.
 - viii. The Board of Directors would:
 - 1. Provide legal support and mail out support.
 - 2. May help gather names for committee(s) if desired.
 - b. Several deputies from Texas Parks and Wildlife were present and answered several questions from the audience:
 - i. Are the deer the property of Ruby Ranch? No, since they are considered wild animals and were not "deeded" to Ruby Ranch when the ranch was abandoned.
 - ii. Can trapping be stopped legally (using state law)? No, since only white tail deer are covered under state law.
 - iii. Can hunting of exotics be stopped? No, not using state law.

- c. Most of the member discussion centered on the deer trapping and population. Highlights of some of the discussion:
 - i. It seemed to some that the exotic deer are almost gone from the neighborhood. Some countered that the extreme drought was, in part, the cause of the drop in deer numbers.
 - ii. Some members were upset that individuals are allowed to trap exotic deer and make money in the process; they would prefer to see that any money made be put into Ruby Ranch HOA funds.
 - iii. Bobbi Ryder, Dustin Hudson and Mike Hopkins discussed forming a wildlife committee to address the various concerns. Bobbi passed out sign up forms and briefly explained what they would try to accomplish.
 - iv. Several asked if we could just do a yes/no vote right now to ban trapping. The answer was that, in order to change the CCRs, 75% of the members need to sign an instrument to change the CCRs.
 - v. Due to the large number of questions surrounding the state law and how the CCRs could be changed, Thomas Doebner proposed with a motion to the Board that we have another member meeting within 30 days with our attorney present. The motion passed 5-0.

13. Grady adjourned the meeting at approximately 9: 30 p.m.

14. The meeting was re-convened on Wednesday, February 8, at the home of Scott Christians. Board members in attendance were Thomas Doebner, Scott Christians, Kevin Rodriguez, & Grady Meyer. The votes and vote proxies were counted and verified against the official member list. Additionally, it was determined that a quorum was present at the annual meeting. The Board then accepted the vote and certified election results.

15. Thomas Doebner, David Mixon, and Scott Christians won the election for the three board positions.

16. The meeting was then closed.

Submitted by Scott Christians, Secretary