



**Ruby Ranch Homeowner's Association**  
**P. O. Box 71**  
**Buda, Texas 78610**

## **January 2014 RRHOA BOARD MEETING MINUTES**

Location: Scott Follet's Conference Room, 380 E. Bartlett Dr. (Ruby Ranch)

Time: 7:00 pm – 9:00 pm

Date: Tuesday, January 7, 2014

1. Quorum (3) Board Members--Three members in attendance: Cristi Roberts, Scott Christians, David Mixon.
2. Review and approve Meeting Minutes for previous month(s) and Special Meeting(s)  
Minutes approved with one change.
3. Review of financial statements for the previous month(s)  
Statement Reviewed and approved
4. Ongoing Business:
  - a. Road Engineer Update-Flood Damage Repair, Crack Seal Repair:  
Repair complete. Thank you Mark Rawlings for overseeing this successful project. Ramming Paving/Crack Seal repair will continue; it should be completed by the end of the month. Ramming has offered to repair and repave, at no cost, the depression in the road on McCoy. Ramming will also do some edge repair on Ruby Ranch Rd.
  - b. Continued Vandalism (lights) at Labenski Gate: It is not determined that vandalism was the problem. It was decided to replace the light.
  - c. Discuss potential of filing an insurance claim for the electrical storm damage to the gate equipment at Clark Cove Entrance: Discussion tabled based on Jack's absence from the Board Meeting.
  - d. Review the potential for updated gate systems brought up by Jack.  
Discussion tabled until new Board is in place for 2014
  - a. Annual Meeting
    - \* Discuss Ruby Ranch Lodge/Annual Meeting-Update: David Mixon continuing to try to set a tour of the Lodge facility prior to the Annual Meeting which is scheduled for the 24th of February.
    - Election Information- Review information from last year provided by Scott in an email to the Board on 12/12/13. The Board reviewed the information and will discuss with the HOA Attorney to assure that we are in compliance with HOA Rules.
    - Discuss person or persons who will count votes. Cristi was successful in recruiting 2 non resident persons to count votes at the annual meeting. She will introduce them at the Annual Meeting.
    - Confirm print and mail out of Proxy's. Once we have approval from the HOA Attorney Proxy's will be mailed out based on the prescribed timing requirements.
    - Review ACC presentation at Annual Meeting: Board will review presentation at the next Board Meeting.
    - Cristi will contact The HOG sponsored candidates to make sure they submit their desire to run for the Board positions to the Nominating Committee who will conduct the vetting process. Committee Members are Claude Green, Dale Olmstead, Sonny Hollub.



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Standing Committees for 2014 Updates (if any):

- i. **Oral Update Exec Meeting:** Cristi Roberts  
**Architectural Control Committee:** David Mixon
  - a. New Construction Approvals-None
  - b. Violation Updates- Executive Session
  - c. Update on Attorney Letters-Executive Session
- ii. **Road Committee:** Mark Rawlings-Will submit a written report.
- iii. **Gate Committee Phase 4 & 5:** Thomas Doebner-
- iv. **Gate Committee Phase 7 & 8:** Kevin R. Rodriguez-.
- v. **Landscaping Committee:** Steve Selger-None
- vi. **Wildlife Committee:** Cristi Roberts-None

6. Guests: Open Topics: Limited to 5 minutes each member  
Guests in Attendance: Renee Mauzey, David Duncan, Tim Troch, Donnie Boker

One of the guests suggested that a Draft of the Meeting Minutes should be posted on the website soon after the meeting. The guest also wanted Minutes to be mailed out to each resident monthly even though they are posted on the website. The guest also suggested we have an email sign up at the Annual Meeting. One of the guests is very much opposed to the Board giving permission to local law enforcement to patrol our streets for violations. Opposed as well to the fact that the Board has paid the Sheriff's to patrol at certain times to promote safety in the neighborhood. The Board has had many complaints about safety concerns for our school children, with drivers speeding, running stop signs and even passing school buses when stopped. It was brought to the Board's attention the gate at Labenski had been non operational for approximately 8 weeks. There are concerns the gate committee's are not dealing with problems proactively. It was suggested by several guests the Board should review gate committee members to determine their desire is to continue. Two of the guests volunteered to serve on the committee if needed. One of the guests is very opposed to the fact they were sent a letter from the ACC in reference to their above ground pool. Three of the guests stated they felt the CCR's were not explicit in what is and is not acceptable. Mixon stated the CCR's are very gray on specifics. The ACC has posted guide lines on the website in addition to what is in CCR's to try to identify issues that are important to preserving the quality of the RR Neighborhood.. The ACC tries to be fair and consistent in its dealings. The only way to make the CCR's a black and white issue is to re-write the CCR's and put it up to a vote to change the By Laws as was done with the Trapping Amendment.

Cristi Roberts suggested that above concerns be brought up at the Annual Meeting if continued discussion is desired.



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Guest Open Topics Continued:

The Board will in the future require any and all guests to hold their Comments and Topics of discussion until the proper time stated on the Agenda. Time per guest is limited to 5 minutes each. This is in accordance with Roberts Rules of Order which will allow the volunteer members on the board to conduct normal business. This has been stated on the previous agendas for some time.

7. Executive Session:

- a. Attorney Letters/Violations- Meeting Adjourned 10:00PM

Conclusion

**\* The Ruby Ranch Home Owners Association's Board of Directors reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above.**