



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

October 2013 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, October 8, 2013

1. Quorum (3) Board Members, (4) in attendance: Cristi Roberts, Scott Christians, Jack McCord and David Mixon. Meeting called to order at 7:05pm.
2. Review and approve Meeting Minutes for previous month(s) and Special Meeting(s)
Minutes Approved
3. Review of financial statements for the previous month(s)
Financials Approved.
4. Ongoing Business:
 - a. Road Engineer Update-The newly formed Road Committee has had their first meeting. They will be taking over the responsibility of working with a road engineer to determine the condition of our roads and develop a repaving strategy.
Cristi attended the "Quarry Meeting" to continue to develop a rapport with the management group. RR needs to get Crack Sealing done this year. Cristi was told the Quarry would honor its commitment and begin the process of Crack Sealing in November.
RR Roads are being overgrown with weeds. James Weir had taken care of this in the past. It was determined that the Road Committee should now take on the responsibility of that project to find someone to spray weed and ant killer.
 - b. Accounting and Gate Programing RFP Draft-Scott/Jack. Board has reviewed suggested changes and will make final review/approval. Jack presented a second draft of the RFP. Scott will make some agreed changes and make the final document ready for approval at the November meeting.
 - c. Security Patrol--More discussion on proposals supplied by Jack. It was decided to table a final decision until Carri Turner is able to respond with information on her proposed "Volunteer" Police Patrol made up of various Ruby Ranch Police Officers that are residents.
After continued discussion of the speeding problem here in RR, it was decided that we would again hire the Sheriff's Department to patrol our neighborhood on two separate occasions. The time would change to early morning, 6am to 10am. This is based on several times when residents have passed School Buses when they are stopped as well as a number of our residents running the stop sign at RR Road and Humphreys. Scott will post this event on the website in addition to it being listed here in the Minutes. Dates will not be listed. Motion was made and approved.
Cristi posed a question on the new Ruby Ranch Facebook page in reference to the potential of adding Street Lights. There were over 25 responses that indicated unanimously they were opposed to adding any more lights.



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5 New Business/Discussion Items:

- a. Jeremiah Venture and Watershed Project Update--The project is put on hold pending the outcome of the city of Austin potentially purchasing the land.
- b. SH 45 Issue/update--SOS is very opposed to building the SH 45 project.
- c. IT Briefing--HOA/Water Board--IT and Gate Programing to be a separate RFP from Accounting. Scott is currently handling those responsibilities as well as accounting and treasurer. His payment is \$25.00/month per each gate and \$300.00 per year for maintaining the website. Scott will continue the gate programing and website maintenance under his company Blue Coyote Software. Scott will draw up a new 2 year contract and submit to the Board.
- d. Bookkeeping backup monthly availability--It will be available to Board Members. Scott will set up access codes for the Board Members within a couple of days.
- e. Set up link to web documents for all Board Members--See item (d).
- f. Briefing on all documents to be stored on website--Documents such as financial information, ACC Approvals, ACC Violations etc. will be stored on the website as standard procedure.
- g. Present Invoices for payment at Board Meetings--ALL invoices will be reviewed for payment at the monthly meeting. Board reviewed the 2014 costs for insurance; based on the fact it did not increase more than 10%, the motion was made and carried to renew.
- h. Update Bank Signature Cards--Scott and Cristi will work on setting up a mutually convenient time to meet at the Broadway Bank to update signature cards.
- i. Discuss 2014 Membership Dues--The Board discussed Membership Dues and agreed that Base Dues would remain the same. Additional Gate Dues for 4 & 5 would go up 15% to help recoup costs incurred to replace the controller units. Gate Dues for 7 & 8 would not increase. The Motion was made and carried.
- j. Additional Key for PO Mail Box--Scott will ask the Post Office for an additional key to the PO Box. Normally the PO is reluctant to issue a second key.

Standing Committees for 2013 Updates (if any):

- i. **Oral Update Exec Meeting:** Cristi Roberts- None
- Architectural Control Committee:** David Mixon-
 - a. New Construction Approvals (3)
 - b. Violation Updates- Exec Session
 - c. Update on Attorney Letters- Exec Session
- ii. **Gate Committee Phase 4 & 5:** Thomas Doebner-None
- iii. **Gate Committee Phase 7 & 8:** Kevin R. Rodriguez-None
- iii. **Landscaping Committee:** Thomas Doebner-None
The Board discussed contacting both Thomas and Kevin to see if they wanted to continue on the committees or if we should look for new volunteers.
- iv. **Wildlife Committee:** Cristi Roberts-None

6. Guests: Cecil Ruby had a landowner question that was discussed in Executive Session.
Open Topics: Limited to 5 minutes each member-None

7. Executive Session:

- a. Attorney Letters/Violations
- b. Cecil Ruby



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Conclusion

9:40PM

*** 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.**