



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

## **October 2012 RRHOA BOARD MEETING MINUTES**

Location: Bill Miller BBQ, 908 Main St., Buda, TX 78610

Time: 7:00 pm – 9:00 pm

Date: Tuesday, October 9, 2012

1. Quorum required is 3 Board Members and 5 members in attendance: Kevin Rodriguez, Thomas Doebner, Scott Christians, James Wier, and David Mixon. Meeting called to order at 7:10 pm.
2. New Business item b. (WC-Feral Hog Damage) moved up as a courtesy to Tim Dowling WC Chairman. Hogs appear to be coming in to Ruby Ranch via Cecil Ruby's property through an opening in the fence. Ruby is not willing to fix downed fence. The WC wanted to post a statement on the HOA website. "Take care of your property anyway you can". The Board is opposed to that statement. It could promote lot owners to use firearms as a way to eliminate the hogs. This is not legal in Ruby Ranch and dangerous to homeowners. It was agreed that the WC needed to come up with other possible solutions and offer suggestions to the Board.
3. Review and approve Meeting Minutes for previous month. Minutes were approved with corrections.
4. Review and approve financial statements for the previous month(s). Financial Statements were approved.
5. Old Business:
  - a. Time Warner Exposed PVC Pipe Update: Time Warner came out and viewed the exposed PVC pipe. It appears they are unwilling to cover it up. They elect to repair only if a failure occurs.
  - b. Road Repair and or Overlay: Invoice was paid. Scott will post on the website that crack sealing will begin October 12 and 13.
  - c. Moving HOA Funds into higher paying interest accounts: Take off Agenda until 2013.
  - d. Review/Discuss past due HOA annual dues balances- Executive Session. (postponed due to time limit).
  - e. Guard rail damage Story Drive: It has not been completed.
  - f. RRHOA Insurance Renewal: New policy takes effect November 5, 2012
  - g. National Night Out: Neighborhood Watch Group was reimbursed \$223.00.
  - h. Review of Financial Records: Thomas stated no review had been performed for several years. He has approached 2-non Board Members to help him review the numbers. Dale Olmstead responded that he would help Thomas. They are in the process of reviewing and will have a report for the Board by the November Board Meeting.



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Thomas made a recommendation to change the date the Dues Invoices go out to lot owners. It was recommended that invoices go out after January 1 with payment due on February 1. This will simplify the accounting process. The motion was made and passed 5/0.

6. New Business:

- a. Discussion of recommendations from our attorney: Thomas reviewed the recommended changes that our attorney stated need to be approved and adopted. He had sent these items out earlier to the Board to review. Board president Kevin Rodriguez will sign the 5 items and they will be recorded with the county. The 5 items are: 1. Document Retention Policy. 2. Records Reproduction (copying policy). 3. Guidelines for alternate payment of dues. 4. Management Certificate. 5. Recording Certificate. Motion was made and carried 5/0 to adopt recommended changes.
- b. Kevin to contact candidates posting political signs to make sure they post them on the property owners' lot, not in the Right of Way.
- c. Thomas to contact company that mows Ruby Ranch to have them mow again ASAP.

7. Conclusion

8. Meeting Adjourned 8:34 PM  
Minutes submitted by David Mixon, secretary to the Board

**\* 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.**