



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

November 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, November 12, 2013

1. Quorum (3) Board Members, (3) in attendance: Cristi Roberts, Scott Christians, 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--Ramming will provide Crack Seal and filling of low spots late in November. It should be completed by early December. This is provided at no cost to the RR HOA.
Ruby Ranch incurred flood damage during our extremely heavy rain event on Halloween. Damage was done on three of our bridges. The first bridge north of the stop sign (bridge #1) appears to require adding reinforcement and extending the concrete approximately 12 feet on the south side and 6 feet on the north side. There was minimal damage done to the second bridge (bridge #2) to the north of the 4-way stop on Ruby Ranch Rd. It may require a small additional amount of concrete reinforcement on each end. The third bridge located on Clark Cove behind the gate received the most damage. Repairing the problem will require input from PEC, Time Warner, Verizon and RR Water Board based on the fact all four lines transverse the creek and are now exposed. There has been substantial erosion below the pipes or lines that will require special attention and shoring up. All bridge damages to be reviewed in more detail by our Road Committee. They will seek 3 bids to do the work.
 - b. Accounting and Gate Programing RFP Draft--Scott/Jack. The Board reviewed and the motion was made to approve, it carried 3-0 .
5. New Business/Discussion Items:
 - a. McCoy Lot--Moved to Executive Session.
 - b. Gunfire reported in Matzig Cove area--Not enough information and no direct complaint was made. The correct procedure would be to contact the Sheriff.
 - c. Flag Replacement at RR Entrance--The Board agreed we should replace 3 flags at a cost of approximately \$121.00 plus installation. Motion was made and carried 3-0.
 - d. Road Committee Weed Control--Mixon will contact James Weir to find out if he knows what chemical to use for ANT control.
 - e. Review/approve contracts for website and gate programming--The Board reviewed and approved a 2 year contract for Scott Christians to continue to provide those services via his company Blue Coyote Software. Motion made and carried 3-0.



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f. Annual Meeting

- * Discuss date and place of meeting--Date proposed is 2-24-14 at the Ruby Ranch Lodge if available. The meeting must be held within 60 days after the first of the new year and a notice must be posted 30 days prior to the meeting.
- * Develop specific election rules as needed--Board to review last year's rules and finalize at the December Meeting.
- * Decide when to post online nomination form and begin taking nominations--December Meeting
- * Activate Nominating Committee--Cristi to contact last year's Nominating Committee Members to confirm they want to continue in the upcoming election.
- * Develop content and set date to mail out Annual Meeting announcement. Must go out 30 days prior to the Annual Meeting.

g. Review/Discuss top 5 ACC Violations. ACC is asking for ability to assess fines for non-resolution by homeowners. The Board recommended the ACC outline a specific list of finable violations. Define the process start to finish. The proposal will be part of the mail out packet.

Traffic Enforcement worked with great success in October with 10 speeding violations issued by the Sheriff's Dept. The Board authorized two more 4-hour patrols by the Sheriff's Dept. for November.

Standing Committees for 2013 Updates (if any):

- i. **Oral Update Exec Meeting:** Cristi Roberts
- Architectural Control Committee:** David Mixon
 - a. New Construction Approvals-None
 - b. Violation Updates-Executive Committee
 - c. Update on Attorney Letters-Executive Committee
- ii. **Gate Committee Phase 4 & 5:** Thomas Doebner
- iii. **Gate Committee Phase 7 & 8:** Kevin R. Rodriguez-None

The Board will send a note to Gate Committee Members to see if they want to continue to serve.
- iv. **Landscaping Committee:** Thomas Doebner-None
- v. **Wildlife Committee:** Cristi Roberts-None
- vi. **Road Committee:** Now added to agenda.

6. Guests: Open Topics: Limited to 5 minutes each member
Robert Lee of Creekside Drive sat in on the session.

7. Executive Session:

- a. Attorney Letters/Violations
- Meeting Adjourned 10:35pm.

* 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.