



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

November, 13 2012 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 13, 2012

1. Quorum (3) Board Members and 5 Members in attendance: Kevin Rodriguez, Thomas Doebner, Scott Christians, James Wier, and David Mixon. Meeting called to order at 7:05 pm.
2. Review and approve Meeting Minutes for previous month(s) and Special Meeting(s).
October Minutes were approved with change(s) noted. Starting in December Monthly Board Meeting Minutes will be posted on the Ruby Ranch website after they are approved.
3. Review of financial statements for the previous month(s).
Financials were reviewed and approved. Scott will bring a copy of the Insurance invoice to the December Meeting.
4. Old Business:
 - a. Crack Sealing
Crack Sealing to be completed the week of November 26th.
 - b. Review/Discuss past due HOA annual dues balances – Executive Session
 - c. Guard rail damage Story Drive
Still waiting for the invoice
 - d. RRHOA Insurance Renewal
Invoice will be reviewed at the December Meeting
 - e. Review of Financial Records – Executive Session
 - f. Attorney Recommendations, Policies, Guidelines, Certificates
5 Documents executed and filed with the County based on the new HOA laws. Previously documents were filed with the state.
5. New Business:
 - a. Architectural Control Committee Violations – Executive Session
 - b. Architectural Control Committee Members- Executive Session
 - c. Ruby Ranch HOA Financial Review Report – Executive Session
 - d. New Business Open Topic
 - Trash Collection: Riata is allowing trash to blow out of their open topped trailer. Thomas will contact them to ask that they contain the trash. IF Riata does not correct the problem Thomas would like to bring this up at the annual meeting to let lot owners know what is happening with this company.
 - 2013 Annual Dues Increase: Annual Lot Owner Dues Increase will be 12% to \$320.00. Increase for Gates 4&5 increase to \$79.00. Gates 7&8 will remain at \$60.00. Motion to increase dues was made and passed 5-0



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Wildlife Committee Annual Income Projection: No income projected from Deer Trapping

Road Repair Schedule: Tabled until December Meeting. Thomas will update the schedule and send to Board Members for review. Scott suggested that the HOA hire a Road Engineer to review and give an opinion on repair times.

- e. Standing Committees for 2012 Updates (if any):
 - i. **Architectural Control Committee:** David Mixon
 - a. New Construction Approvals-None
 - b. Violation Updates -Executive Session
 - c. Update on Attorney Letters-Executive Session
 - ii. **Gate Committee Phase 4 & 5:** Thomas Doebner-None
 - iii. **Gate Committee Phase 7 & 8:** Kevin R. Rodriguez-Exit gate not working
 - iv. **Landscaping Committee:** Thomas Doebner-None
 - v. **Wildlife Committee:** David Mixon-None
- f. Christmas Decorations: Board approved spending up to \$100.00 as needed.
- g. Flag Replacement: The Board approved replacement of the flags at the entrance to Ruby Ranch. Thomas volunteered to take care of this project.
- h. Annual Spring Picnic: Cristi Roberts will continue to work on the plans for the event. Final Budget to be approved at a later date.
- i. Annual Financial Review: The Board started the Financial Review process. Dale Olmstead and Thomas Doebner reviewed the financial reports and drew up a list of 8 Items "Opportunities for Improvement" to be discussed by the Board. Scott will write up a draft response to be reviewed by the Board. The Board will then make an official response to the Financial Review and adopt the items that were agreed should be implemented.
- j. Guest Comments: Cristi Roberts asked how the flags are to be disposed. Thomas stated there is a very specific procedure, which he follows. In reference to Cristi's question on vote count procedures, Scott will write up the procedures which will include the fact that the Board has approved an "Outsider" to be included in the actual counting of the votes.
Sonny Hollub restated a number of times that he wanted to see an outsider (outside of the HOA/Water Board Officers) involved in the Annual Financial Review Process. Sonny also asked that the HOA Attorney name be posted on the website. It was noted that the HOA Attorney cannot take calls from individual lot owners. Only Board Members can contact her for guidance. Scott stated the he would post on the RR website the 5 changes the HOA Attorney recommended and were filed with the county.



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6. Conclusion

7. Meeting Adjourned

*** 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.**

Minutes submitted by David Mixon, Secretary