



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

December 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, December 10, 2013

1. Quorum (3) Board Members--Four Members in attendance: Cristi Roberts, Jack McCord, Scott Christians, David Nixon.
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-Flood Damage Repair: The Board reviewed with Road Committee member Mark Rawlings the revised and more defined proposal from KC Cement. The Board agreed that all questions had been fully answered in their current agreement. The motion was made and carried 4/0 to proceed with KC Cement for the repair of bridges 1 & 2 on Ruby Ranch Rd. and the bridge on Clark Cove.
5. New Business/Discussion Items:
 - a. Flag Replacement at RR Entrance-Update: Mark Rawlings replaced the existing damaged flag. He insured that the old flag was properly handled and disposed. Crack Seal will begin 12/18 weather permitting. Thank you to Ramming Paving for their support in funding and completing this project.
 - b. Road Committee Ant Control-Update: Ramming crack seal project should help with the ant problem. We will contact them as well to see if they suggest an additional solution.
 - c. Annual Meeting
 - * Discuss date and place of meeting-Update: David has confirmed the meeting will be held at the Ruby Ranch Lodge on February the 24th. Madelyn Uresti, the Lodge Owner, has graciously offered the use of her facility to hold our annual meeting. The Lodge will hold approximately 125 people, which should be sufficient based on past attendance.
 - * Develop specific election rules as needed-Update: Scott will send out last year's rules for the Board to review. Lewis Jones, a RR resident and Attorney, has volunteered to review the rules to make sure they follow this year's current State Law.
 - * Activate Nominating Committee-Update: The Board confirmed the Nominating Committee will again this year complete the vetting process for all applicants interested in running for the RR Board of Directors. Scott will forward all applications to the committee for review.

The vote counting process must be done by an "outside of the community" volunteer. Cristi will work on finding and qualifying that person or persons.



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

Lewis Jones volunteered to be the Parliamentarian at the Annual Meeting.

- d. Review/Discuss top 3 ACC Violations: ACC asking for the ability to assess fines for non resolution by home owner-Update: Kevin Ritchie, ACC Lead person, will present the proposed program to deal with only one of the CCR violations, 8.17 which states: Trucks, Buses, Boats, Campers, Recreational Vehicles and Trailers. No vehicle of any kind shall be left parked in the street in front of any Lot, except for construction and repair equipment while a residence or residences are being built or repaired in the immediate vicinity. No truck (except for pick-up trucks), bus (except a passenger van for personal use), boat, camper, recreational vehicle, trailer, disabled or unregistered vehicle shall be parked on the driveway or any portion of the Lot. in such manner as to be visible from the street.

Kevin will outline the proposed specific procedure leading up to the option to issue a fine. To include this option there will have to be a special meeting and community vote to change the existing Bylaws.

Traffic Coordinator: This position will be dissolved since it has not been active for several years.

The Bookkeeping RFP and Mowing RFP will be posted on the website. There will be a time period of 30 days to respond. Anyone who wants to apply and is qualified should go to the RR Website and download the RFP. David will also send out RFP's to known Mowing companies that may want to participate in providing pricing.

It was suggested that Ruby Ranch should have a "Welcome Letter" that could be sent out to all new residents. This would contain valuable information for new residents. Cristi will head up that program.

The Board again agreed to have the Sherriff's Department patrol RR Roads in December.

Standing Committees for 2013 Updates (if any):

- i. **Oral Update Exec Meeting:** Cristi Roberts-None
Architectural Control Committee: David Mixon-Under Executive Session.
 - a. New Construction Approvals
 - b. Violation Updates
 - c. Update on Attorney Letters
- ii. **Road Committee:** Mark Rawlings-This was reviewed above.
- iii. **Gate Committee Phase 4 & 5:** Thomas Doebner-(Scott) Reported that the control unit had to be replaced.
- iv. **Gate Committee Phase 7 & 8:** Kevin R. Rodriguez: The gate at Lobinski is not operational. We will need cost to repair.
- v. **Landscaping Committee:** Thomas Doebner: None
- vi. **Wildlife Committee:** Cristi Roberts: None



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

Note: Mark Rawlings replaced the GFI unit at the entrance to Ruby Ranch. He noted the extension cords that were being used were not outdoor rated and could be dangerous. The Board approved a budget of \$200.00 to replace the cords etc.

6. Guests: Open Topics: Limited to 5 minutes each member.
Steve Jackson (new RR Resident), Lewis Jones and Derrick Marshall. Guests participated in discussion on agenda topics listed above.

7. Executive Session:
a. Attorney Letters/Violations

Conclusion: 10:PM

Minutes submitted by David Nixon, 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.**