



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

December 2012 RRHOA BOARD MEETING MINUTES

Location: Scott Follett's Conference Room; 380 E. Bartlett Dr. (Ruby Ranch)

Time: 7:00 pm – 9:00 pm

Date: Tuesday, December 18, 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. 4 people from the public were present.
2. Review and approve Meeting Minutes for previous month(s) and Special Meeting(s)
Minutes were approved for the November 13, 2012 Meeting and the November 27th, 2012 Meeting. Minutes will be posted on the Ruby Ranch website.
3. Review of financial statements for the previous month(s)
Financials thru November 27, 2012 were reviewed and accepted.
The Board requested that Scott list the maturity date of all CD's on financial statements.
4. Old Business:
 - a. Crack Sealing- Completed
 - b. Review/Discuss past due HOA annual dues balances – Executive Session
 - c. Guard rail damage Story Drive: We received insurance check for full cost of repairs. The invoice was for \$350.00.
 - d. Review of Financial Records-Management Response: The motion was made and carried to post the Response on the Ruby Ranch website.
 - e. Review of Historical Meeting Minutes- Website: Scott will post the approved 2012 Minutes up through November 27th. Minutes will be posted going forward after approval. Approval of the previous months meeting minutes generally happens at the next month's meeting.
 - f. Bank Account Signers: Kevin will go to our bank and update signing signatures. The board voted in November 27th Meeting 4/0 to allow one signature on checks per Financial Review Recommendations.
 - g. Other: Scott will send out Annual HOA dues Invoices per agreement based on November 13 Board Meeting.
5. New Business:
 - a. Architectural Control Committee Violations – Executive Session: Moved to end of open meeting.
 - b. New Business Open Topic: It was noted the Christmas Lights on the right side of the RR entry are not working. Thomas will try to repair.
 - c. Standing Committees for 2012 Updates (if any):
 - i. Architectural Control Committee: David Mixon: The ACC has requested up dated guide lines be posted on the website. This was tabled until the next meeting.
 - a. New Construction Approvals: None



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- 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: NW Bartlett exit gate was damaged. The person who was responsible for the damage stated they would pay for the repair. Kevin is working with the gate company to get the gate repaired. The homeowner involved has stated they will pay for the repairs
 - iv. **Landscaping Committee:** Thomas Doebner: None
 - v. **Wildlife Committee:** David Mixon: Sonny turned in expenses \$106.16 to replace the Wildlife Pole and signs that were destroyed on RR Rd.
6. Conclusion: Comments from public members present.
A lot owner wanted a clarification that a nomination of a person to run for the board can be made by another individual as long as the nominated person agrees to run. The answer is yes.
Additional Comments: Board stated it will set the date and time for the Annual Meeting based on the availability of the church in February.
Questions about voting were discussed.
Per our attorney: There are no conflicts with new state laws on voting procedures.
The board will clarify with our attorney "Member in Good Standing" eligible to vote.
Can we accept e-mail votes? Is that an option? Scott and Thomas will discuss with the attorney.
Vote Count: There will be one outside person (non RR Lot owner) to assist with the vote count. This will be completed the same night as the annual meeting. Any questionable votes will be researched after the vote count, but not on the same night as the count.
We will check to see if Absentee Votes acceptable: This is per RR Bylaws, Scott and Thomas will check with the attorney as to State Law. Currently we use two Proxies--One to establish a Quorum and one to Vote for candidates.
Run Off Procedures: Scott and Thomas will discuss with our attorney
Permission was given to use Cristi Roberts name in comments made as a public attendee.

7. Meeting Adjourned to Executive Session

* 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 Board Secretary