



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

**February 2013 RRHOA Board Meeting Minutes**

Location: Scott Follet's Conference Facility, 380 East Bartlett Drive (Ruby Ranch)

Time: 7pm-9pm

Date: Tuesday, February 12, 2013

1. Quorum (3) Board Members and 4 Members in attendance: Kevin Rodriguez, Scott Christians, Thomas Doebner 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 were approved 4/0.
3. Review of Financial Statements for previous month(s). Reviewed and approved 4-0.
4. Old Business:
  - a. Crack Sealing: Completed and removed from agenda
  - b. Executive Session: Moved to end of meeting.
  - c. Annual Meeting: Discussion and setting of agenda.
    - Kevin Rodriguez will make opening remarks and state critical timing involved to assure that Board election votes can be counted and results announced.
    - Thomas Doebner will introduce Mark Jones, Hays County Commissioner who will speak for about 15 minutes.
    - Thomas will introduce the current Nominating Committee: Dale Olmstead, Claude Green and Thomas Doebner.
    - Candidates will be given 5 minutes each to speak and state their qualifications.
    - All ballots must be cast and to the judges by 7:45 PM.
    - Scott Christians will review Road Repairs that were made in 2012.
    - Review of 2012 HOA Expenses and how they were applied. 76% were used for road repairs, 24% were spent on other items.
    - Ruby Ranch Architecture Committee Member, Kevin Ritchie, will give annual review.
    - 2014 Nominating Committee will be announced. There will be three members.
    - Scott will speak about gate decorations for the holidays.
    - Neighborhood Watch National Night Out will be discussed.

- Tim Dowling will announce the Wildlife Committee Nominees. 5 candidates are running for 5 open positions on the committee. If there are no other candidates nominated from the floor the 5 candidates will be confirmed without need to count votes.
- There will be an open question and answer period for the lot owners.
- When Judges are ready to announce the results Kevin will call for a break in the Q & A Period. The elected members to the Board must be announced by 9pm. Judges are the only ones who will have access to the ballots.

5. New Business:

- Annual Picnic discussion tabled until March meeting. Cristie Roberts, picnic planner, was not in attendance.
- Thomas met with the road engineer for 967 turn lane into Ruby Ranch project to discuss SEMA marking sprinkler heads that are in the right of way. This will make them more visible to the work crews.
- David brought up residents' concerns regarding speeding problems on Creekside Drive. It was discussed that this is a problem in all of Ruby Ranch. It was agreed Kevin would contact the Sheriff's Department and ask them to patrol our roads for speeders.
- Guest Lot Owners at the meeting were allowed time to speak.

It was suggested that Financial Statements be posted on the website along with Minutes. Guest asked if there could be extra copies of the financials made and passed out at the Board Meeting. Guest asked who approves the Nominating Committee. Thomas stated they are approved by the Board. A concern was raised that RR needs to have proper road striping. Thomas stated we are in compliance with State requirements in reference to our signs. It was stated by one of the HOG members that the HOG as a group or entity was not in favor of extending RR Road through to FM 150, or promoting it. It was also stated that individual HOG members may have their own opinions.

6. Executive Session was called

7. Meeting Adjourned at 9:30pm.

Minutes submitted by David Mixon, Secretary