

RUBY RANCH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTOR'S MEETING

2/16/2012

Home of Thomas Doebner

Opening

Members in attendance were Kevin Rodriguez, Scott Christians, Thomas Doebner and James Wier, David Mixon
Meeting opened at 7:05 pm

Immediate Business

Assignment of elected officers:

Kevin Rodriguez	President
James Weir	Vice President
Scott Christians	Treasurer
David Mixon	Secretary
Thomas Doebner	Director

Old Business

- 1.) A motion was made and seconded to approve the minutes of the January 11th, 2012 Board Meeting.
The Board approved the minutes by a vote of 5-0
- 2.) Thomas has been working with PEC to determine if exposed pvc lines in the creek below the Clark Cove Bridge were electric or phone lines. PEC stated they were definitely NOT electric line but more likely Verizon phone lines. Kevin to continue to try to get Verizon to return phone call to verify phone line and repair procedure.
- 3.) Ruby Ranch is in need of replacing all reflectors for the bridges and culverts. Justin Evans will replace all with new improved reflectors for \$2500.00. Board requested a second bid. James will contact Roadway Specialties for that bid.
- 4.) Jill Shakelford has not returned James' many calls. James will continue to contact her regarding roadway weed control.
- 5.) As stated last month RR HOA Building is in need of paint and repair. 2 bids were obtained based on furnished specs from the Board.
Ryan Edelman bid was \$700.00
Jeremy Hood Bid was \$470.00
Bid was awarded to Hood
- 6.) 521 Matzig Issue continued- Combine two lots into one. He has agreed to continue to pay dues based on two lots after they are combined. His attorney will generate language to that effect to be part of the combination agreement.

New Business

- 1.) HOA Board Insurance Policy: Kevin to review details to make sure coverage is correct
- 2.) Road Repair: Crack sealing needs to be done per agreement with Jill Shackelford/Rock Crusher and Asphalt Paving Co. This is supposed to be done annually but was not done in 2011.
- 3.) Road Overlay: Discussed which roads need to be next to be resurfaced. James will take the lead in organizing inspection and getting bids for the work from Asphalt Paving and Jim Covington (who did work before).
- 4.) Discuss new Texas State HOA Laws and Rules. Scott will write up procedures to comply with these rules.

- 5.) Work to finalize a date for the promised March Community Meeting (to work towards a solution on Exotics Trapping).
- 6.) Explore possible terminology to submit to the community on Trapping of Exotics
- 7.) Thomas asked to review wording that is used in AC Building Approval Letters. David to send that information. Implement new language into the "Home Approval" form that deals with potential issues that are not covered currently.
- 8.) Scott to work on potentially moving some of the HOA funds into a better paying CD account.
- 9.) The Board is working toward setting a date for the Community Meeting (as a follow up to the Annual Meeting). The Board agreed to have the HOA Attorney at the meeting to answer certain questions that might need a legal opinion. The meeting is to try to resolve the unrest in the community over the Exotics Trapping and Removing issue.
- 10.) The Board will support Deer and Exotics Survey requested by one community group based on the commitment that it will be done at no cost to the HOA. The board agreed to spend the money to have the HOA attorney review the survey. The Board also agreed to pay the cost for a community mail out.
- 11.) Deer Trapping Fence issue referred to HOA Attorney for advice.

Submitted by David Mixon, Board Secretary