

Ruby Ranch Homeowner's Association

Annual Meeting 2014

February 24, 2014 7:00 pm

Ruby Ranch Lodge

Minutes

1. Opening Remarks-Cristi Roberts-President Ruby Ranch HOA Board of Directors
Cristi thanked everyone for attending the meeting.
2. Introduce Voting Procedures and persons responsible for counting Votes and verifying Quorum- Cristi reviewed the procedures and introduced the Vote Counters, Thomas McDonald and Robert Luna
3. Introduce Nominating Committee (Claude Green, Dale Olmstead, Sonny Hollub)
4. Introduce Ruby Ranch Board of Director Candidates
Board Candidates are running for three positions that are available:
Donna Bjornson, David Mixon, Kevin Ritchie, Andrea Siebert and Sonny Hollub
(write-in candidate)
Each candidate to offer their qualifications and desire for Board Service
5. Introduce Ruby Ranch Wildlife Candidates.
Candidates running for two positions that are available:
Tim Dowling, Chris Scallon.
Each candidate to offer their qualifications and desire for Service
*Time Limit 5 minutes per candidate to speak

Voting begins Immediately

6. Financial Report – Scott reviewed the Financial Information.
**Handouts were provided, Several questions were asked in reference to gate repair costs. Scott explained the entries.
7. Committee Introduction (each Team Leader to recap 2013 Events)
 - a. Architectural Control (Kevin Ritchie, Matt Edevold, David Mixon)
Kevin Ritchie gave an overview of ACC activities and explained the process of issuing "Friendly Reminder Letters" and "Violations". A recap of the numbers was given as follows: 3 New Houses, 2 Garages, 12 Fences, 7 Pools, 7 Other. There were 34 Friendly Reminders, 6 Violations, no new 2nd Violations.

b. Road Committee (Mark Rawlings, Jeff Layton, Lewis Jones). Mark gave the review. He reported on the Bridge/Culvert damage caused by the Halloween 100 year Flood. 3 Culverts were repaired, the cost was \$24,885.00. Mark thanked neighbor, Mark Ramseur; who is an engineer for his help with assessment and recommendations for the repairs needed.

Ramming Paving (Rock Crusher) is still providing "Crackseal" at no charge which was based on the previous owners commitment to Ruby Ranch. The Crackseal project is being worked on now, but has had delays because of the cold weather conditions.

c. Gate 4&5, (Paul Czarnocki, Thomas Doebner) No new updates Equipment is working with no issues.

d. Gates 7&8, (Renee Mauzy, Tim Rocha, Kevin Rodriguez, John Kimbrough, Keith McComb) Renee spoke first. She would like to set up a meeting with gate committee members of 7&8 as well as 4&5. This will be set up via e-mail after the meeting. Renee voiced concerns they should review the existing equipment vs equipment replacement, look at finding a gate repair person that is local and review potential ways to reduce costs. Having a local repair service would speed up gate repairs and eliminate gates being inoperable for days or weeks. Scott Follett volunteered to give the committee contact information on the person that he uses to repair his multiple gates. His person charges \$25.00 per hour for repair services. Renee asked that new committee members be given training on how to reset the gates when they malfunction. Kevin Rodriguez spoke and stated the gate equipment was in good order based on a recent review by Oscar Riddle (current repairman). Kevin stated that over the last several years all of the old equipment has been rotated out with new operators other than the south gate. The south gate gets less use than the main and north gates. The south gate should be replaced in the next couple of years. There was also discussion on re-issuing all gate codes since so many outside of the community have codes to access our gates. It was felt that within 30days after re-issuing the codes they would be as widely distributed as they are now.

e. Neighborhood Watch (Coordinators Sarah Gibb and Bobby Scheibeler) -Not present at the Meeting

f. Wildlife Committee (Tim Dowling, Jon Cassel, Sonny Hollub, Cristi Roberts, Chris Scallon) Tim gave the update which included concern of many lot owners that the City of Austin was destroying all non native wildlife on their land. This turned out to not be the case. The last kill was 10 years ago and no future kills are planned at least for the next 10 years other than Feral Hogs. The city however does not really like exotics on

their land. A possibility mentioned was perhaps the city could build an 8 foot fence where Ruby Ranch land and the City land meet. This could be funded in full by the city if approved by management. This will be a continuing discussion since there are pros and cons to having the fence built.

g. Neighborhood Watch/National Night Out/Gate Decorations/ Spring Fling

(Thank you to those individuals)

8. Ruby Ranch CCR's/Bylaw Change Proposal-Cristi Roberts reviewed the potential of the Board being allowed to fine lot owners who refused to comply with item 8.17 of the Ruby ranch CCR's. The response was mixed. Some lot owners were in favor of fines others were not. Some lot owners preferred that we sue the individual lot owners. Others felt suing would not accomplish the goal which is to have compliance. The discussion was tabled until a specific outline could be presented to the Ruby Ranch Lot owners. There would have to be a special meeting set up to vote on the amendment to the Bylaws which requires 75% approval.

Election Update

A Quorum was not established on Monday the 24th. The President Cristi Roberts delayed closing the meeting until a quorum was established. The quorum was established midafternoon on February 25th.

9. Board of Director Election Results, Wildlife Committee Election Results

Final Vote Counts as Follows:

Final Proxy/Vote Count 169

Ruby Ranch Board of Directors

Donna Bjornson 146

David Mixon 93

Kevin Ritchie 41

Andrea Siebert 77

Write in Sonny Hollub 102

Wildlife Committee

Tim Dowling 127

Chris Scallon 126

Write in Chuck Carrol 1

Write in Travis Salinas 1