



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

March 2013 RRHOA Board Meeting Minutes

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

Time: 7pm-9pm

Date: Tuesday, March 12, 2013

1. Quorum (5) Board Members and 5 Members in attendance: Scott Christians, Thomas Doebner, Cristi Roberts, Jack McCord 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 5/0 with changes.
3. Election of Officers for 2013. Cristi Roberts was nominated for President and carried 5/0. Jack McCord was nominated for Vice President and carried 5/0. Thomas Doebner, Scott Christians and David Mixon retained their previous positions on the Board.
4. Existing Business: discuss/consider/take action regarding
 - A. Speeding on Creekside Drive and other roads in the neighborhood. The speeding issue was discussed and it was decided that Cristi would contact the Hays County Sheriff's Office to ask that they patrol RR Roads and set up radar check areas. Cristi will also explore the possibility of having them patrol late hours during the weekend to not only control speeding and running stop signs, but also in the hope they may find out who is putting graffiti on our RR Bridge. Cristi will contact UPS in San Marcos to see if they can help with the UPS driver that has been seen speeding on Creekside Drive numerous times.
 - B. Additional payment for the election judges. The election judges spent additional time counting and verifying votes. The motion was made and carried to pay them and extra \$100.00. This would bring the total payment to the judges up to \$200.00.
 - C. Scheduling the "Spring Fling" neighborhood picnic. The discussion was held and it was suggested and agreed that the official name would be "Spring Fling". The date would be scheduled as April 21st at 2 PM. Scott will post the information on the website.
 - D. Member Assessment request will be discussed later in Executive Session.
5. New Business: discuss/consider/take action regarding
 - A. Financial
 - a. Review of services provided to RRHOA: Cost and Contract. Mowing Services contract is up in about 6 months. Last time bids were taken was about 1-1/2

years ago. Jack suggested that we get bids for a 2 year contract. Thomas has an RFP sheet he prepared that we can reuse.

Attorney--Thomas will verify attorney costs and ask for an acknowledgement letter outlining the costs. There is no retainer fee involved. We are charged only for services used.

Gate Services are not under an annual contract. Thomas or Kevin Rodriguez (Gate Committee) call when repairs are needed. We are charged per visit.

b. It was decided that the Board would require bids on all continuing services and high dollar items. Scott will create a first draft Bid Form for review at the next Board Meeting.

c. Bookkeeping Services Contract. Currently Blue Coyote (Scott Christians' Company) is providing bookkeeping services. We discussed the potential of going outside for accounting duties at a later date. Jack will review the RR Insurance Policy to make sure we are fully covered. Jack suggested we review all warranties of vendor supplied services.

d. Website posting of monthly expenditures. It was suggested that we post descriptions of expenditures and amounts monthly on the website. Jack will come up with a policy draft to be review at the next Board Meeting. We will then ask the attorney to review the policy for approval.

B. Roads and Commons

a. Pavement edge at front entrance. Thomas will ask SEMA to use any extra paving materials to fix areas around the pavement edge at our entrance to Ruby Ranch.

b. Consideration of contracting of a Professional Road Engineer for evaluation of RR Roads. It was suggested and agreed we will contact a Road Engineer for evaluation of roads and striping.

c. Signs. It was agreed we keep this under Old Business and address at a later Board Meeting.

d. Fence board damage at the front entrance and the 4-way stop. Jack will obtain cost to repair or rebuild the fences. We will review at the April Meeting.

C. Graffiti. Part of this discussion will take place in Executive Session. Cristi will obtain costs from the Sheriff's Department to come out and patrol Friday and Saturday nights to try to apprehend the person(s) responsible for the bridge graffiti.

D. Gates:

a. Gate operation during power outage. Thomas will review whether we have working battery backup for all RR Gates. We will review at the April Meeting.

b. Required area code revisions to both gate controllers. Our area will start to see a new area code put in use based on the fact 512 is at capacity. The new code will be 737. This will require reprograming the gates to use not only the number but the area code.

c. Gate Committee Members. It was agreed that we will continue to have the same lot owners going forward on the gate committee.

E. ACC

a. Consideration of additional/replacement members. This will be discussed in Executive Session.

F. Quarry:

a. Blasting and other concerns. The KBDJ Quarry posts the Blasting dates and times on their website. The quarry is required to have a Seismic Engineer record all blasts. We are told they are within requirements. We have no contact with Centex at this time. Jack will contact Mark Jones to try to get a contact person that we might work with at Centex. He will report at the April Meeting. We do have a Quarry Advisory Committee as part of the NOPE Agreement Thomas explained. There are quarterly meetings held and HOA Members can attend at will. Thomas suggested that as President Cristi may like to attend.

6. Ruby Ranch HOA Committee and Neighborhood Watch Reports

A. Architectural Control Committee. It was discussed that we try to come up with a policy that addresses transparency issues and also protects privacy issues in regard to violations etc. Scott will try to come up with a first draft of a potential policy. If we approve any policy we will have to run it by our attorney prior to putting it in use.

B. Wildlife Committee. No meeting at this point after the elections.

C. Gate Committee. Already reported.

D. Landscape Committee. No updates

E. Neighborhood Watch and HOG. Block Captains and HOG members are not Board appointed so they will not be listed on the agenda. They are valuable neighborhood members and as always, they are invited to attend Board Meetings as guests.

7. Ruby Ranch Members time to address the Board of Directors. One of the guests stated there desire to serve on the ACC Committee and stated her qualifications.

Derrick Marshall thanked the Board for time and volunteer service. Sonny stated he would like the Board to hand out a copy of the financials as we review them each month. The Board agreed, based on the understanding these are draft reports and could be adjusted prior to being posted on the website. Sonny also asked that we verify which is correct in terms of votes to change the CCR's or Bylaws. Is it 76% or 67%? We will research the correct answer based on new HOA Laws.

8. Announcements and selection of the next meeting date and location. Agreed to continue to meet at Scott Follett's Conference Center. Date set for April 9, 2013.

9. Adjournment. Meeting Adjourned at 10:25pm.

Minutes submitted by David Mixon, Secretary