

# **RUBY RANCH HOMEOWNER'S ASSOCIATION**

## **BOARD OF DIRECTOR'S MEETING**

3/26/2012

Home of James Weir

### **Opening**

Members in attendance were Kevin Rodriguez, James Weir, Scott Christians, Thomas Doebner, and David Nixon.

Kevin Rodriguez opened the meeting at 7:00 pm.

### **Business Continued From 3/23/12 Board Meeting**

Make plans to announce regular Board Meeting on 3/29. It will be held at Scott Follett's Conference Center at 380 E. Bartlett Dr. Walkway to the left leads to the Conference Center (2 story bldg.)

The purpose of the 3/29/12 Meeting is to work out the details for changing the Bylaws and amending the CCR's. Thomas reviewed what has to be stated on the ballot which includes calling a Special Meeting and adding a place to sign the ballot.

The statement "Article 10" is incorrect. It should be "Article 8".

The Board discussed the proper response to Maureen's letter. The "Congratulations Letter" will be included with the ballot, but cannot be part of the actual ballot.

The April 14th Special Meeting will be only to change the Bylaws.

The announcement must be in the mail by April 4, 2012. We must have a quorum of 164 property owners to conduct business at the Special Meeting. Proxies may be mailed in to the Board assigned to someone who will attend the meeting. All proxies must be signed.

Thomas will be responsible for updating the Proxy Letter that was used previously. Leon will review for final approval.

Power to establish a vote and power to establish a quorum language must also be reviewed by Leon.

A question for Leon is "Do we have to send a ballot and a proxy?"

Based on Leon's review, the Board will send out the mailing to all Homeowners.

Kevin will send the proposed letter, ballot, and proxy to Sonny, Renee, and Maureen as a courtesy. Renee is to be copied on all correspondence to Sonny and Maureen.

The Board agreed Scott should send the ballot/proxy package to Leon to review.

Leon has found the correct forms to change the CCR's.

The Bylaws Package is to be sent to Leon to review first and followed by the CCR Amendment Package to review second.

Kevin suggested votes are organized in alphabetical order by last name.

Scott to send updated Homeowner List to David Nixon.

Scott will review a "must do" list to facilitate a legal change to the CCR's. Scott will review the list with Leon.

Kevin will formalize the Agenda to include the following:

1. Bylaws
2. CCR Amendment
3. Wildlife Committee
4. Motivational speaker to be handled by Scott Follett

The Board authorized David Nixon to explore the costs to have a Management Company take over certain ACC/Board functions.

**Old Business**

- 1.) James presented the bids to replace and update road reflectors. Several reflectors at bridge sites are the wrong color. This will be corrected.  
Roadway Specialties bid included more complete update and replacement.  
Board voted 5/0 to approve and award the contract to Roadway Specialties.
- 3.) Road repair will continue to be researched. James will get bids to repave Ruby Ranch Road from the creek crossing to the 4-way stop at Humphrey and Armstrong. He will also get additional cost to possibly include Humphrey and Armstrong.
- 4.) James will contact Jill at asphalt paving company to see when she can start crack seal repair to all RR roads.
- 5.) James to get bids to spray weed killer along the road sides.
- 6.) Scott to review and supply Kevin a copy of insurance policy from State Farm

Meeting closed by Kevin Rodriguez.

Minutes submitted by David Mixon, Board Secretary