

RUBY RANCH HOMEOWNER'S ASSOCIATION

SPECIAL MEETING OF ALL MEMBERS

Tuesday-March 6, 2012 7:00 PM

Hays Hills Baptist Church

Subject: Trapping of Ruby Ranch Wildlife

Opening

Board Members in attendance were Kevin Rodriguez, Thomas Doebner, Scott Christians, James Weir, David Mixon, and HOA Attorney Leon Breeden

HOA President Kevin Rodriguez opened the meeting at 7:00PM

The President introduced the Board Members for the 2012 year and the HOA Attorney

He reviewed the evening's agenda with the audience

The President reminded everyone that we are all neighbors and to be respectful of each other and their opinions

The time limit for the meeting was set at 2 hours

Proceedings

Thomas Doebner-Director

Reviewed and answered questions that were submitted to the Board prior to the Special Meeting

These questions were in reference to Changing the CCR's to prohibit trapping of RR Wildlife

Some questions were referred to the HOA Attorney Leon Breeden

Scott Christians-Treasurer and Liaison to our HOA Attorney

Scott reintroduced Leon and explained his position in relation to the HOA, Board and Community

The HOA Attorney represents the HOA as a non profit organization. He is not the individual

attorney of any Board member or any voting member of the community.

Leon Breeden-Attorney for the Ruby Ranch HOA

Leon has been serving as the HOA Attorney for approximately 5 years

He reviewed the basic "Must Do" steps to affect a legal change in the CCR's

He repeated this several times during the balance of the meeting when the question was revisited by members of the audience.

Leon opened the floor for questions that could be answered without compromising client privilege or privacy issues.

Steve Selger asked for clarification on defining the "Majority" in reference to votes needed to change Bylaws and was the "Majority" the same for Bylaws and CCR's. Leon responded that he believed they were two different areas and research would be done the following day. Steve had referenced Senate Bill #472 as the source for his information regarding a change to 67% of total voting members.

Based on current knowledge the number of votes to change the CCR's is 246. Total number of lots in Ruby Ranch is 326. This represents 75% +1

Leon suggested that the wording to change could be as simple as a one line statement.

There was a one page document or instrument that was presented to the Board just prior to the start of the meeting by the HOG group that included changing the Bylaws and CCR's in one vote.

Leon stated he would need time to review the instrument to see if it met the legal requirements.

Kevin Rodriguez opened the floor to Sonny Hollub who had asked for a position on the agenda.

Sonny spoke about the creation of the group he formed, "HOA Over watch Group" referred to as HOG.

Sonny outlined the HOG purpose and the number of members that had joined. He talked about the Ruby Ranch Wildlife Committee (RRWC) and the proposed Wildlife Amendment and made statements in reference to his belief that the Board did not act on preventing trapping of RR Wildlife even though there was no provision in the CCR's to do so or protection by Texas State Law. Sonny asked for more home owners to sign up and vote for the changes listed on the "New Wildlife Amendment."

Kevin Rodriguez opened the meeting to the floor for questions.

He reminded everyone that each person who wanted to speak was to go the centrally located microphone so all could hear.

Sonny asked David Little, the HOG Attorney, to speak in reference to the Bylaws. He stated that he believed that Bylaws were easier to change than CCR's. It was a different process that could be done by a vote at a general meeting if it was on the agenda

Tom Hintz spoke about the Wildlife Committee, how it was formed, and why. He also expressed his opinion that he felt the Board did not give proper recognition of the Wildlife Committee.

A number of community members spoke regarding their opinion on the trapping of deer. The general consensus was they wanted trapping to be halted immediately. Not everyone wanted to understand the legal process that must happen to change the CCR's and Bylaws.

Some of the other members who spoke were as follows.

Corey Turner
Lisa Fowler
Renee Eiland
Carol Weber
Pam Robertson
Randy Allen
David Smith

Kevin Rodriguez, President, closed the meeting after a 30 minute extension.

Submitted by David Mixon, Board Secretary