



Ruby Ranch Homeowner's Association
P. O. Box 71
Buda, Texas 78610

April 23, 2012 RRHOA BOARD MEETING MINUTES

Location:	Home of David Mixon, 401 Creekside Dr. (Ruby Ranch), Buda, Texas 78610
Time:	7:00 pm – 9:00 pm
Date:	Monday, April 23, 2012

1. Quorum required is (3) Board Members--5 members in attendance. Kevin Rodriguez, Thomas Doeber, Scott Christians, James Wier, David Mixon.
2. Meeting brought to order 7:15PM.
3. Review and approve Meeting Minutes for previous month(s) and Special Meeting(s)
Minutes were approved with changes: Delete reference to names that would violate privacy issues. Going forward Minutes should be broken into 2 categories: Public Minutes and Executive Session.
4. Review of financial statements for the previous month(s)
Financial statements were reviewed and approved by the Board.
5. Old Business:
 - a. Vacant ACC Position Discussion
To date only two people have indicated they have an interest in joining the ACC. The Board will meet with them to determine their qualifications and make a final decision.
 - b. PEC/Verizon Broken PVC Pipe Update
Verizon still has not repaired or replaced the broken PVC pipe that is visible at the Clark Cove Bridge. Kevin and Thomas will both follow up to get the repair finalized.
 - c. Reflectors for Bridges and Culverts
The contract to update and replace the reflectors has been awarded and we are in their work schedule. Work should begin within 30 days.
 - d. Roadway Weed Control
Weed control work has been scheduled and should begin soon.
 - e. Road Repair and or Overlay
The motion was made to have James get final numbers broken out to repair and overlay the section of RR Road from the bridge to Humphreys and also all of Humphreys Road. Based on the numbers, Asphalt Paving has the lowest price and will be awarded the work if the breakout numbers track to their previous proposal.
 - f. RRHOA Storage Building Painting
The work has been completed on the Storage Building.
 - g. RRHOA Board Insurance Review
 - h. Moving HOA Funds into higher paying interest accounts
Scott will continue to monitor and review the possibility of moving part of the HOA money into some type of account that will pay a better interest rate.
 - i. RR Road Fence Issue



Ruby Ranch Homeowner's Association

P. O. Box 71

Buda, Texas 78610

k. Alliance Management Services (Management Company)

Mixon to get breakout cost for Alliance to manage CCR violations, accounting, attorney needs, dues collection etc. Pricing to be available for the next Board Meeting.

l. Correct total CCR votes on the website

6. New Business:

a. Discussion HOG/Wildlife

The RRWC had their first meeting on Sunday April 22, 2012. They cannot accept any new members at this time but at the next annual meeting persons who are interested can run to be elected to the committee.

b. Certification for Petitions

The Petitions were certified by the President and Secretary.

c. Certification for Bylaw vote

The Bylaw vote was certified by the President and Secretary.

d. Discussion CCR, Bylaws, Leon Breeden, Legal Documents

Now that the CCR and Bylaw votes are certified Leon will generate 3 documents to complete the process. 1). Unanimous Consent letter 2). Certification Letter on Bylaws stating that a Quorum of 164 lot owners was present and the vote to change was more than 50%. 3). Certification Letter that states the vote for changing the CCR's was approved by more than 75% of the RR lot owners. The Bylaws will then need to be updated with the new language and posted on the website.

e. Review/Discuss past due HOA annual dues balances

The Motion was made to ask Scott to work with Leon to review the new state laws on how the HOA is to deal with those property owners who have not paid their HOA Dues. Review the procedure starting with steps to get dues current through affixing liens against the property owners who will not pay dues owed.

f. ACC will submit multi time violators list to Leon to send official RR Attorney letters.

g. Future RRHOA Board Meeting Site(s)

Kevin to talk with Scott Follett to see if future Board Meetings can be held at his Facility. If not Thomas can set up a room at his church for the meetings.

h. The Board is to research finding a new HOA attorney after Leon's current tasks are completed. It is felt that we need an attorney that is more experienced in HOA law.

h. Standing Committees for 2012 Updates (if any):

i. **Architectural Control Committee:** David Mixon

a. New Construction Approvals

b. Violation Updates: A Motion was made that the ACC is to submit names of multi time violators to the HOA Attorney for resolution.

ii. **Gate Committee Phase 4 & 5:** Thomas Doeber

iii. **Gate Committee Phase 7 & 8:** Kevin R. Rodriguez

iv. **Landscaping Committee:** Thomas Doeber

v. **Wildlife Committee:** David Mixon Leaizon

The Wildlife Committee held their first meeting Sunday April 22, 2012

l. Meeting was adjourned 9:40pm.

Minutes Submitted by David Mixon Secretary RR Board.