



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

April 2013 RRHOA BOARD MEETING MINUTES

Location: Scott Follet's Conference Center, 380 E. Bartlett Dr. (Ruby Ranch)

Time: 7:00 pm – 9:00 pm

Date: Tuesday, April 9, 2013

1. Quorum (3) Board Members and (5) 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 approved with changes 5/0
3. Review of financial statements for the previous month(s). Reviewed and approved 5/0 with word change "Maintenance to Reserve"
4. Ongoing Business:
 - a. Speeding on Creekside Dr./ Ruby Ranch (follow up). Survey was taken. Two home owners were in favor of speed bumps on Creekside Dr.; the balance were not. Thomas proposed the Board authorize two additional speed checks at two different times for Creekside at a cost of \$180.00. The Motion was made and approved 5/0.
 - b. Review/Discuss past due HOA annual dues balances. Scott presented the proposed Past Due Dues payment plan letter. It was accepted and approved by the Board.
 - m. Randy Allen, discussed a question in regard to his lot with the Board. It was decided to continue that discussion in Executive Session.
 - c. Attorney Acknowledgement letter. Thomas Doebner presented the Letter of Engagement from Attorney Carrie Lane. Motion was made and carried to accept the terms and the attorney.
 - d. Insurance Policy coverage-Jack to give update. Tabled until the next meeting.
 - e. Monthly Expenditures-Jack to present draft policy that we can post on the website. Tabled until the next meeting.
 - f. SEMA update on extra paving materials for RR Entrance. Thomas talked with the supervisor of the turn lane project about using left over materials to widen the entrance into RR. The Supervisor will not do it for free as hoped, but will provide pricing to run a strip 140 feet on the left and 160 feet on the right.
 - g. Road Engineer update on suggestions. Thomas talked with Mark Jones who thought we might be able to get one of his engineers to provide a review of the condition of our RR Roads.
 - h. Road Signs-keeping on the agenda. Board voted to table discussion until the next meeting.
 - i. Fence damage at 4 way stop--cost to repair. Cristi discussed this below in (j---Graffiti).
 - j. Graffiti--cost to re-paint. Cristi talked with Mark Rawlins about the best and most cost efficient way to eliminate the graffiti. Mark suggested that the bridge should



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be power washed, then spray painted. He offered to supply the equipment and provide the paint at his cost. The suggestion was made by Mark to make it a neighborhood project. The work would be accomplished by volunteers. Mark estimated that the paint cost would be between \$1,450.00 and \$ 1,650.00. The motion was made and carried that Mark would buy the paint. The budget was set not to exceed \$1,650.00. Scott will post a request for volunteers on the website to work on the bridge. The dates would be Friday, April 19th and Saturday the 20th.

Mark also looked at the Fence Repairs needed at both the entrance and 4 way stop. It was decided to table that discussion until the May Meeting.

- k. Update on cost to patrol on weekends.
Tabled.
- l. Gate operation during power outage. Thomas reported that gates 4 & 5 have battery back up. The gates at Labenski and both Bartlett gates do not have back up. Thomas to get pricing to update the system.
- m. Moved to earlier in the meeting.
- n. ACC Privacy Issue vs Transparency desire. Scott presented first draft policy. The board made a motion to accept the policy with the change of moving the Executive session from the start of the meeting on the agenda to the end of the meeting agenda.
- o. Official Statement on Bylaw changes (percentage of HOA Members to change). There is conflicting information on the law. It was decided to wait until it became necessary to have a definite statement before spending money for our attorney to research.
- p. Monthly Expenditure Reporting. Dealt with in financial review.
- q. Executive Session Policy. Reviewed in (n. Privacy Issue).
- r. Procurement Policy. Scott reviewed with the Board. Motion was made and passed 5/0 with 2-changes. Policy will be posted on the website.
- s. Spring Fling April 21, 2013. Cristi stated that she would set it up with the same overall plan as last year. Table games to be added along with the suggestion that there would be a table that consisted of RR Committee's such as ACC, Landscape, NH Watch etc. Nametags would also be provided. The motion was made and carried to set this year's budget at \$400.00.

5. New Business:

- b. Sprinkler Maintenance/Annual Cost discussion. Thomas explained there was a misunderstanding on the amount of time the sprinklers were normally set to run. Vandals had changed the run time to 6 hours, which is not the normal run time. This happened on two occasions.
- c. Clean up Day. This was modified to start initially with clean up on the bridge graffiti as discussed in item j. The dates will be April 19 and 20. Information will also be posted on the website.
- d. Save Our Springs Alliance discussion. What approvals do they need? Jack will follow up to obtain more detailed information.
- e. Propane Tank Safety Issue. One of our lot owners has expressed concern on the placement of a propane tank on Clark Cove at the 90 degree turn. It is very close to the road and may present a safety hazard. David to contact home owner to discuss.



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- f. Past Due Accounts. The policy was reviewed and the Board agreed that a letter would be sent out to anyone past due 24 months or more. This letter will start the payment plan process which is required by Texas Law. The motion was made and carried to accept the policy 5/0.
- g. Broken Gate at Labenski. Dealt with in Old Business item (I).
- h. Water Board issue. This was based on discussion of the sprinkler times which was addressed in (b) under New Business.
- i. Survey Monkey for Creekside Drive Speeding issue. Several lot owners were confused as to whether this survey was Board sponsored and real. It was not Board sponsored. It was used as a tool to obtain information on the idea of installing speed bumps.

6. Open Topics:

- a. Standing Committees for 2012 Updates (if any):
 - i. **Architectural Control Committee:** David Mixon
 - a. New Construction Approvals-none
 - b. Violation Updates - Exec Session
 - c. Update on Attorney Letters-1
 - ii. **Gate Committee Phase 4 & 5:** Thomas Doebner-none
 - iii. **Gate Committee Phase 7 & 8:**
 - iv. **Landscaping Committee:** Thomas Doebner-none
 - v. **Wildlife Committee:** Cristi Roberts-none

- b. Guests Open Topics: Limited to 3 minutes each member. Guest topic Speeding was covered earlier in the meeting as well as Lot questions.

7. Executive Session: Violations, Attorney Letters. Oral Update to be given by President Cristi Roberts at the May Meeting.

8. Conclusion. Meeting adjourned at 10:04 pm

* The Ruby Ranch Home Owners Association's Board of Directors reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above.

Minutes submitted by David Mixon, Board Secretary