



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

May 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, May 14, 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 6:55pm.
5. c. Moved up based on guest speaker from (SOS) Save our Springs Alliance.
Adam Abrams, attorney for SOS, spoke about the Texas Land Application Permit (TLAP) the Developers for the Jeremiah Ventures project are trying to get approved. The TLAP would allow them to spray treated water on the ground above the aquifer. There is a hearing set for October 2013 that will have importance for all RR Home owners since the project is very near Ruby Ranch. The Board discussed the potential need to develop base line well testing so if the TLAP is approved it can be monitored.
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. Review/Discuss past due HOA Annual Dues Balances. Scott stated that letters had been sent out to homeowners who are seriously past due.
 - b. Insurance Policy Coverage. Jack reported that coverage is now November to November. Liability coverage is still being reviewed as well as checking cost for umbrella coverage. Our insurance agent reminded us that only Board appointed Committees are to be considered under the coverage. Neighborhood Watch and the Wildlife Committee are not Board appointed and are considered separate non Board Groups.
 - c. Monthly Expenditures. Jack to present draft policy that we can post on the website. It was agreed that the Board would follow a policy of requiring all contract vendors to Ruby Ranch HOA to have a written Service Agreement and Certificate of Insurance.

Policies. Jack stated "the reporting was okay within the Declaration of Covenants and By laws of the HOA" The question was brought up---do we need to add a "Best Practices" CPA Compilation as part of financial reporting. This would cost approximately \$1500-\$2500. Discussion was tabled until June Meeting.



Ruby Ranch Homeowner's Association

P. O. Box 71

Buda, Texas 78610

- d. SEMA update on extra paving materials for RR Entrance. Thomas reported SEMA did not reply to his question on additional cost based on their earlier statement that it would not be free. However they did pave one side of the entry with no cost to date. Hopefully they will pave the other side as the project nears completion.
- e. Thomas spoke to Mark Jones in reference to help with generating a report on the condition of our RR Roads. Jerry Borcharding, Director of Transportation and Engineering, will provide a review of our road system as soon as time permits.
- f. Road Signs. Road Sign Reflectors are down at the corner of Humphreys and Clark Cove as well as the end of Ruby Ranch Rd. The motion was made and carried 5/0 to have Evans Pavement Marking Co. perform general maintenance on our road signs. The budget was set at \$1000.00.
- g. Fence Damage at Entrance & 4-Way Stop. Jack stated Scott Follet's Foreman, Arturo, will do the repairs when he returns from Wisconsin. Tabled until the June Meeting.
- h. Graffiti Update. Cristi stated there was a great turn out to clean and repaint the bridge. A special thanks goes to Mark Rawlings, for supplying his equipment and expertise in heading up the project. "Thanks Mark". Thanks as well to all the HOA Homeowners who volunteered their time to eliminate the graffiti from the bridge.
Speeding Control. Cristi reported an agreement was signed that allowed for the Sheriff's Department to send an officer to patrol our roads on two specific dates in an effort to enforce our speed limits.
Security Company. Jack will obtain costs to potentially hire a Security Company to patrol Ruby Ranch on the weekends.
- i. Gate Operation. The motion was made and carried to approve the expenditure of \$1500.00 to purchase and install a battery back up for 2 gates in phase 7 & 8. Kevin Rodriguez to head up that project.
- j. Spring Fling Update. Cristi stated the turnout was good with approximately 70 people attending. It was termed a great success. Thanks to Cristi for all her work in putting the Fling together.

5. New Business:

- a. New Business Topics. Moved to end of meeting.
- b. Clean Up Day. Completed earlier.
- c. Save Our Springs. Completed earlier.
- d. Propane Tank Safety Issue. Determined it was approved by an earlier ACC and could not be revoked.
- e. Sprinkler Timer at 4-way stop on Ruby Ranch Road. Thomas made the motion to replace the timer at a cost of approximately \$175.00. Motion made and carried 5/0.
Ruby Ranch Maintenance Contracts. Motion was made and carried 5/0 to scan date and store for future use.
Scott was asked to create a Records Retention Policy Draft for the RR Board. He will present at June Meeting.
Lights at Lobinski. Repairs on lights needed. Thomas will ask Kevin Rodriguez to handle the project.



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

- a. Standing Committees for 2012 Updates (if any):
 - i. **Architectural Control Committee:** David Mixon-
 - a. New Construction Approvals- -One new home approval on Clark Cove
 - b. Violation Updates - Executive Session
 - c. Update on Attorney Letters-1
 - ii. **Gate Committee Phase 4 & 5:** Thomas Doebner-none
 - iii. **Gate Committee Phase 7 & 8:** Thomas for Kevin Rodriguez-covered earlier.
 - iv. **Landscaping Committee:** Thomas Doebner-none
President's Report Executive Session May Board Meeting: Cristi reported the following. Summary from 4/9/13 executive session.
Board discussed confidential RR property issues and existing attorney opinion.
Board decided NOT to vote on issues without additional legal guidance.
Board decided to contact HOA attorney for a formal BOD meeting for opinion on current issues.
 - v. **Wildlife Committee:** Cristi Roberts-none

* 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