



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

MAY 17th 2012 RRHOA BOARD MEETING MINUTES

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| Location: | Home of David Mixon, 401 Creekside Dr. (Ruby Ranch), Buda, Texas 78610 |
| Time: | 7:00 pm – 9:00 pm |
| Date: | Thursday, May 17, 2012 |

1. Quorum required is (3) Board Members--5 members in attendance. Kevin Rodriguez, Thomas Doebner, Scott Christians, James Wier, David Mixon.
2. Meeting brought to order 7:05PM.
3. Discussion on where to hold the Board Meetings going forward. It was agreed that we would accept Scott Follett's offer and meet at his Facility.
4. The Board agreed to meet the second Tuesday of each month: June 12, July 10, August 14, September 11, October 9, November 13, December 11, January 8.
5. Review and approve Meeting Minutes for previous month. Minutes were approved with changes.
6. Review of financial statements for the previous month(s).
 - a. It was noted that to date the cost of Bylaw and CCR changes was \$5,394.00.
 - b. All other costs were per normalFinancial statements were reviewed and approved by the Board.
7. Old Business:
 - a. Vacant ACC Position Discussion
Further discussion on ACC tabled at this time
 - b. PEC/Verizon Broken PVC Pipe Update
Verizon's PVC pipe is visible at the Clark Cove Bridge. The ground has washed away and the pipe is visible above ground. Kevin to follow up to get the repair finalized.
 - c. Reflectors for Bridges and Culverts
Waiting on revised contract omitting Type 3 barricades from end of road
 - d. Roadway Weed Control
Weed control work clarified--RR HOA will pay for weed control.
Jill Shackelford will pay for crack seal
 - f. Road Repair and/or Overlay
The motion was made to award contract to Asphalt Paving Co. of Austin. Ruby Ranch Rd, Humphreys, and Armstrong to be paved for \$103,592.00. Motion made and passed 5-0.
 - g. Insurance Review
Kevin is in the process of reviewing. He will have completed by the June Board Meeting.
 - h. Move HOA Funds into higher paying interest accounts
Scott continuing to research the potential.
 - i. Fence Request-- dealt with, no issue.
 - j. Alliance Management Services
Mixon to arrange for Alliance and one other management company to give presentations at the June Board Meeting. Important points: Attorney on staff?



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What costs are extra? Is the company able to file liens on past due homeowners? Is there a contract involved?

- I. Kevin will record Bylaw and CCR legal documents with Hays County 5/22/12. Mixon will request original vote documents from HOG President to file with other verification documents.
- k. Review/Discuss past due HOA annual dues balances
Tabled until June Meeting
- l. Future RRHOA Board Meeting Site
Discussed earlier

8. New Business:

- a. Discussion on Wildlife Committee.
Kevin stated the committee 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. Standing Committees for 2012 Updates (if any):
 - i. **Architectural Control Committee:** David Mixon
 - a. New Construction Approvals-none
 - b. Violation Updates: A Motion was made at the April meeting that the ACC is to submit names of multi time violators to the HOA Attorney for resolution.
The follow up was completed prior to May meeting.
 - ii. **Gate Committee Phase 4 & 5:** Thomas Doebner
 - iii. **Gate Committee Phase 7 & 8:** Kevin R. Rodriguez
 - iv. **Landscaping Committee:** Thomas Doebner
 - v. **Wildlife Committee:** Kevin Rodriguez

Meeting was adjourned 9:59pm.

Minutes Submitted by David Mixon Secretary RR Board.