



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

June 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, June 11, 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 5/0
3. Review of financial statements for the previous month(s): Financial Statements approved 5/0 with added heading "Traffic Enforcement".
 - a. HOA Dues--41 Accounts past due (not on the seriously past due list).
 - b. 11 Lot owners are seriously past due in their HOA Dues. Letters have been sent offering a payment plan per state law. They have 30 days to respond.
4. Ongoing Business:
 - a. Insurance Policy coverage--Jack to give update (tabled from last meeting).
Tabled until closer to November when new bids will be taken.
 - b. Policies--Continue the discussion on "Best Practices" CPA Compilation as part of the Financial Reporting. Tabled for the current time period. Will put on agenda for December.
 - c. Road Engineer Update--Thomas met with the Director of Transportation for Hays County and one of his road supervisors. He stated Ruby Ranch Roads were in excellent condition for the age of the roads. They will issue a report and recommend a repair cycle.
 - d. Road Signs Update--Thomas talked with Justin Evans and sent an e-mail with known repairs needed. Justin will drive our roads to see if additional sign repairs are needed. The motion was made to set Budget for repairs at \$2000.00.
Motion was passed 5/0.
 - e. Fence damage Entrance & 4-Way Stop Update--Jack tabled until July. Arturo not available at this time.
 - f. Police Patrol on weekends Update--Cristi--It was requested that we ask for a breakout report of tickets issued etc. from the Sheriff's Dept. Cristi will present at July Meeting.
Speeding control--Cristi--Board discussed contracting with the Sheriff's Department to make another patrol event in Ruby Ranch. Motion was made and passed 5/0.
 - g. Review and finalize bid policies for maintenance contracts--Thomas will draw up a First Draft for RFP's in reference to Mowing and Gate Service. The Board will review at the July Meeting. The motion was made and carried to post the RFP Request on the RR HOA Website. The motion was made and carried to update the RFP Language if needed via e-mail rather than wait for the next Board Meeting.



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5. New Business:

- a. Sprinkler Timer replacement Update--Tabled for future meeting.
- b. Records Retention Policy Draft--Scott submitted the Draft which was approved 5/0 with changes. The Policy will be posted on the Website.
- c. Review and discuss SOS Well Testing--Dale Olmstead gave the following update from the RR Water Board. The RRWSC Board would be interested to know what are the specific parameters that SOS is indicating that the water well samples should be tested for and how much does it cost. RRWSC's water presently gets tested several times a year at the direction of TCEQ for various constituents. If SOS is recommending other specific constituents, which are not being measured presently, be monitored; then I believe the RRWSC Board would want to participate in having our wells tested for those parameters. The Board approved posting an article from the Statesman in reference to the Jeremiah Project, which should be informational to the RR Neighborhood.
- d. Additional New Business Topics:
Traffic Coordinator--Cristi will plan to meet with Jeanette Gates to discuss her roll and job description going forward.

Hays Quarry--Cristi and Thomas attended the Hays Quarry Meeting. There were several requests for permit changes by the Quarry management. They would like to change the hours from 8am to 8pm to 7am -7pm. They also requested to modify the permit to allow use of a bulk fuel storage tank for their trucks. Cristi will contact Quarry management for an official statement and clarification of requested changes. The Quarry also asked that we post on our website the Quarry phone number so homeowners could contact the Quarry directly for blasting information.

Review of Financial Reporting Policy--Jack submitted a First Draft that will be reviewed at the July Meeting.

Jack requested that a new item be added to the July Agenda "Security Patrol".

Scott and Jack are working on an RFP for Accounting, which will be added to the July Agenda.

Standing Committees for 2012 Updates (if any):

- i. **Oral Update May Exec Meeting:** Cristi Roberts-Discussion on Home owner request and delinquent HOA Dues.
Architectural Control Committee: David Nixon
 - a. New Construction Approvals-None
 - b. Violation Updates--Drive Around completed
 - c. Update on Attorney Letters--Pending
- ii. **Gate Committee Phase 4 & 5:** Thomas Doebner-none
- iii. **Gate Committee Phase 7 & 8:** Kevin R. Rodriguez-none
- iv. **Landscaping Committee:** Thomas Doebner- none
- v. **Wildlife Committee:** Cristi Roberts-none

6. Guests: Open Topics: Limited to 5 minutes each member-none



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7. Executive Session:

- a. Executive Session-Requested home owner meeting with the Board.

Meeting Adjourned 10:10 pm

Minutes Submitted by David Mixon Secretary to the Ruby Ranch Board of Directors

*** 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.**