



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

June 2012 RRHOA BOARD MEETING MINUTES

Location: Ken Follett's Conference Facility (Ruby Ranch), Buda, Texas 78610
Time: 7:00 pm – 9:00 pm
Date: Tuesday June 12, 2012

Location: Scott Follet's Conference Room; 380 E. Bartlett Dr. (Ruby Ranch)
Time: 7:00 pm – 9:00 pm
Date: Tuesday, June 12, 2012

1. Quorum required is (3) Board Members and 5 members in attendance: Kevin Rodriguez, Thomas Doebner, Scott Christians, James Wier, David Mixon. Sonny Holub in attendance as an observer. Kim Bagley from Alliance Management in attendance to give a presentation to the Board for her company's services. Tim Dowling Chair Person from the Wildlife Committee arrived at approximately 8:00 PM to give his update to the Board.
2. Meeting brought to order 7:10PM
3. Reviewed and approved Meeting Minutes from May. Approved with changes.

Alliance Management Company presentation-Kim Bagley (moved, see 5. i)

Investigative discussion/questions of what Alliance can offer Ruby Ranch HOA. More details to come but major points are as follows. 5 Attorneys work as Alliance support. Kim projects a number of additional changes to state laws covering Texas HOA's. These changes would be immediately brought to RR HOA attention. Attorneys would be available if there was a need to rewrite CCR's etc. based on new rules. The Alliance Attorneys charge \$325.00 per hour. Alliance would perform a drive through monthly for violations of the CCR's. They would also handle dues collections, annual mailings and communications. They would also be willing to do a test month agreement rather than an annual contract to start.

4. Review of financial statements for May by Scott Christians. All were accepted as normal.

Wildlife Committee presentation-Tim Dowling, Chairman - Update

Tim stated the purpose of the committee is as follows:

- Education of the Community
- Committee to be Stewards of Wildlife
- Create a Core Base or Job description of for the membership.
- Create an Annual Celebration Event with educational events tied to the celebration.
- Establish a Face Book page and link to RR website
- Create Standard Operation Procedures
- Install Trapping Signs
- Send letters to known trappers
- Work on setting up an Annual Election framework which may require a By Law change.



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5. Old Business:

- a. Vacant Lot Management – (moved to Executive Session)
- b. Vacant ACC Position Discussion-Only one response received. Question of suitability. Tabled discussion until Executive Session.
- c. PEC/Verizon Broken PVC Pipe Update. Still working on getting Verizon to repair. It was stated that a work order had been prepared. Hopefully work will be completed before July Meeting
- d. Reflectors for Bridges and Culverts. The Board needs a copy of the contract James signed. We do not have an invoice for the completed work at this point. \$2500.00 was approved for the project.
- e. Roadway Weed Control – Jill Shackelford's Company is sold and the new owners are not moving forward to start the weed control or crack seal on the roads. James will continue to try to get this started. Further discussion tabled until July Meeting.
- f. Road Repair and Overlay--Work is complete on the repaving (overlay). Waiting on invoice. James to get pricing for striping of the centerline on the repaved section.
- g. RRHOA Board Insurance Review--Kevin still in the process of review.
- h. Moving HOA Funds into higher paying interest accounts--Tabled until July Meeting.
- i. Alliance Management Services (Management Company)- Kim Bagley
Moved for Guest convenience to start of Board Meeting
- j. Discussion: CCR's, Bylaws, Leon Breeden, Legal Documents
- k. Review/Discuss past due HOA annual dues balances
- l. Other -- No Other Old Business to be discussed

6. New Business:

- a. Wildlife Committee Update – Tim Dowling- (Moved to follow Alliance to accommodate time schedule)
- b. Animal Restraint Law-- A resident questions cats being allowed to run unleashed in the neighborhood. This would need to be a Hays County issue.
- c. Communication Committee--Set up on website. Kevin will continue to send e-mails on ACC and other communications.
- d. Recommendations for new HOA Attorney--Continue to review potential of new attorney and consider also use of a management company with their attorney services.



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Executive Session called to discuss the remaining items.

Standing Committees for 2012 Updates:

- i. **Architectural Control Committee:** David Mixon
 - a. New Construction Approvals
 - b. Violation Updates
 - c. Update on Attorney Letters
- 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:** David Mixon

7. Meeting Adjourned 9:50PM

Minutes Submitted by David Mixon Secretary RR Board.