



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

## **July 10, 2012 RRHOA BOARD MEETING MINUTES**

Location: Scott Follett's Conference Facility (Ruby Ranch), Buda, Texas 78610
Time: 7:00 pm – 9:00 pm
Date: Tuesday July 10, 2012

Location: Scott Folletts Conference Facility: 380 E. Bartlett Dr. (Ruby Ranch)  
Time: 7:00 pm – 9:00 pm  
Date: Tuesday, July 10, 2012

1. Quorum required is (3) Board Members and 5 members in attendance: Kevin Rodriguez, Thomas Doebner, Scott Christians, James Wier, David Mixon. Sonny Hollub in attendance as an observer.
2. Meeting brought to order 7:10PM
3. Reviewed and approved Meeting Minutes from June.
4. Review of financial statements for May by Scott Christians. All were accepted as normal.
5. **Old Business:**
  - a. Vacant ACC Position Discussion-Introduced Matt Edevold who is interested in becoming an ACC Member. Board reviewed major CCR issues with Matt. The Board made the motion to accept Matt as an ACC Member; vote carried 5/0.
  - b. PEC/Verizon exposed PVC Pipe Update. The exposed pipe is actually a Time Warner pipe. This was discovered and verified by Thomas Doebner. It was stated that a work order had been prepared and noted that TW could not find the exposed PVC pipe even after directions were given. Hopefully work will be completed before August Meeting.
  - c. Roadway Weed Control – Jill Shackelford's Company is sold and the new owners are not going to provide weed control. They stated they would not honor anything that was not in writing. James volunteered to buy weed killer and spray along the roadway where the weeds are growing into the road. He will not spray into any ditches or easements. There was an agreement between NOPE and KDBJ that said KDBJ would do crack sealing on the public roads in Ruby Ranch. Since KBDJ no longer exists we probably have no legal agreement. The spokesman for Summit Materials, who bought KBDJ and apparently other of Jill's companies, said they had no problems with the NOPE agreement.
  - d. Road Repair and Overlay--Work is complete on the repaving (overlay). The bid for this work included 1 mobilization charge to do the paving and the edge repairs. Now that the paving has been done, the contractor wants to charge a second mobilization cost to do the edge repair. The board voted to not pay the additional mobilization and did not authorize the contractor to do the edge repair. At this time no invoice has been received.
  - e. The motion was made and passed for James to contact Jim Covington of "Lone Star Paving" to see if his company will do the edge repair at the price indicated on their original bid dated April 17, 2012.



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James got pricing for striping of the centerline on RR Road from Highway Tech. The Board agreed to approve only items (1) \$3060.00 Thermoplastic Paint (environmentally friendly and longer life) and (4) \$1800.00 Installation of Reflector Buttons between stripes for a total of \$4,860.00. Motion was made and carried to accept the bid and proceed. It was noted that a proper notice to the neighborhood is to be given.

- f. Moving HOA Funds into higher paying interest accounts--Thomas stated that ABC is offering 1.1% for a 24 month CD. Scott will continue to review.
- g. Management services company pricing presented from two companies. Discussion was tabled until Board could review. At that time we would set up meeting times for each company to give their presentations.
- h. Review/Discuss past due HOA annual dues balances. Tabled.
- i. Thomas to research and develop a list of potential HOA Attorneys. He will follow up with contacting and reviewing the various Attorneys' qualifications and charges.

**6. New Business:**

- a. Guardrail damage on Story Drive. James got a bid to repair the damage. Kevin will send it to the insurance company as requested so they can pay for the repair.
- b. Lot Management: Tabled until Executive Session, with the exception of Thomas Doebner wanting the minutes to include a statement that he opposes the board allowing property owners to change the flow of water or deepen drainage ditches on HOA property. It was noted this is an ACC decision, not a Board Issue.
- c. Proposed Flood Plain Maps: Thomas to get better Flood Plain Maps and send to Board Members. Scott will post these on the RR website.

Sonny Hollub made several comments in reference to comparing the costs of property management companies as to what services we would require. r

**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: Nothing noted
- iii. **Gate Committee Phase 7 & 8:** Kevin R. Rodriguez: Nothing noted
- iv. **Landscaping Committee:** Thomas Doebner stated mowing needs to happen within three weeks
- v. **Wildlife Committee:** David Mixon: nothing noted

**7. Meeting Adjourned 10:10 PM**

Minutes Submitted by David Mixon Secretary RR Board