



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

July 2013 RRHOA BOARD MEETING MINUTES

Location: Scott Follet's Conference Room, 380 E. Bartlett Dr. (Ruby Ranch)

Time: 7:00 pm – 9:00 pm

Date: Tuesday, July 9, 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 statement approved 5/0
Scott was asked to follow up with our HOA Attorney on the question: can we get reimbursement from lot owners for attorney fees incurred by the Board for processing and filing liens, ACC violation attorney letters, etc.
4. Ongoing Business:
 - a. Road Engineer Update--Thomas stated he has not heard from the Road Engineer at this time. Tabled until August Meeting.
 - b. Road Signs Update--Thomas Stated that Justin will be out this coming week to review needed repairs and updates.
 - c. Fence Damage Entrance & 4-Way Stop Update--Jack reported repairs are completed. Will be taken off the agenda.
 - d. Speeding control--Cristi gave Police follow up report. 12 citations were issued. Additional patrol scheduling was tabled for a later meeting as needed.
 - e. Review and finalize bid RFP for maintenance contracts--Thomas. The format was approved 5/0. Any action is tabled until a later meeting (September or October).
5. New Business:
 - a. Sprinkler Timer replacement update--Thomas. Timer has not been replaced at this point.
 - b. Accounting and Gate Programing RFP Draft--Scott/Jack. Scott created a draft document for Jack to review before the August meeting.
 - c. Security Patrol--Jack. Tabled until August Meeting. Jack will research a joint venturing program for Security Patrol partnering with another HOA Group in the area.
 - d. Traffic Coordinator Review--Cristi. Tabled until August.
 - e. Review and comments on "Draft of Financial Reporting Policy". Continued final review for August Meeting.



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Based on concerns with dogs running loose in the neighborhood and several complaints, the Board will post item 8.15 of the Deed Restrictions dealing with Animals.

Standing Committees for 2013 Updates (if any):

- i. **Oral Update June Exec Meeting:** Cristi Roberts-None
Architectural Control Committee: David Mixon
 - a. New Construction Approvals-None
 - b. Violation Updates 8 Friendly Reminder's issued
 - c. Update on Attorney Letters-Tabled for Executive Session
- 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.
Sarah spoke on behalf of the Neighborhood Watch Committee. Concerns about safety issues regarding unleashed dogs running loose in the Neighborhood.

Conclusion: 8:04 PM

7. Executive Session: Attorney Letters/Violations

Meeting Adjourned 8:25PM

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.