



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

## **August 14, 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 August 14, 2012

1. Quorum required is 3 Board Members and 5 members in attendance: Kevin Rodriguez, Thomas Doebner, Scott Christians, James Wier, and David Mixon. Sonny Hollub in attendance as an observer.
2. Meeting brought to order 7:00PM
3. Reviewed and approved Meeting Minutes from July.
4. Review of financial statements for July by Scott Christians. All were accepted as normal.
  - a. Scott is to forward "New Homeowners' List" to Thomas to update Water Company Records.
  - b. Transfer Fee collections are up to date.
  - c. HOA Insurance Policy went up \$800.00 to a total of \$6,030.00. The motion was made and carried for Thomas to research a possible change to a new insurance company.
5. **Old Business:**
  - a. Vacant ACC Position Discussion. Review of qualifications will be discussed in Executive Session following New Business.
  - b. The exposed pvc pipe under the bridge on Clark Cove has been inspected by Pedernales Electric and Verizon over the past several months. Both say the pipe belongs to Time Warner. Daniel Vega (825-6854) of Time Warner has recently inspected the pipe and apparently admitted it is their responsibility to correct. He said he needed approval from his supervisor (Robert Salsuedo) to work on the problem. Thomas has talked to Mr. Vega several times and the status has not changed.
  - c. Roadway Weed Control. James had volunteered to buy weed killer and spray along the roadway where the weeds are growing onto the Clark Cove road surface. He did not spray into any ditches or easements. This was completed prior to today's meeting.
  - d. Road Repair and Overlay. Work is complete on the repaving (overlay). Still waiting on final invoice. Thomas will work with them to try to get edging included as part of the invoiced amount from Summit Materials.
  - e. James contacted the company to see when centerline striping would begin. It is projected for mid September.
  - 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.



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- g. Management services company discussion postponed until a special meeting can be held.
- h. Review/Discuss past due HOA annual dues balances. Tabled.
- i. Thomas made the recommendation to hire a new attorney, Carrie Majors Lane. The motion was made and carried to hire her. Scott is to notify Leon, our current attorney, and set up timing for transfer. Start time to be determined for our new attorney based on discussion with Leon.
- j. Guardrail damage on Story Drive. James got a bid to repair the damage. The insurance has paid based on the bid. As of today the guardrail has not been repaired.

**6. New Business:**

- a. Possible ESD Annexation for EMS. The fire department got the needed signatures to put it on the ballot. It will be on the ballot next May.
- b. The Wildlife Committee submitted an invoice to the Board for reimbursement of the signs they had printed. The amount was \$346.40. The motion was made and passed to pay this reimbursement. The Board will send a letter reminding the WC that all purchases submitted for reimbursement must be pre-approved by the Board prior to incurring the expenditure. The motion was made and carried to have Mixon write the letter to the WC.

The suggested posting location for the new signs is one at the entrance of Ruby Ranch just off 967 and 2 signs placed on the vacant pole close to the 4 way stop at the intersection of Ruby Ranch and Humphries. There is a potential to place two more signs at the far end of Ruby Ranch Rd. It was stated that the WC should work with Justin on sign placement.

**Executive Session** called to discuss the remaining items.

Board agreed after reviewing Kevin Ritchie's qualifications to extend the offer to join the ACC.

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:** Nothing to report
- v. **Wildlife Committee:** David Mixon: Nothing to report

7. Meeting Adjourned 10:10 PM

Minutes Submitted by David Mixon, Secretary RR Board