

August 20, 2013

Ruby Ranch Board of Directors Meeting Minutes

Cristi Roberts, Jack McCord, Thomas Doebner and Scott Christians present.

David Mixon absent.

1. Quorum established and meeting called to order at +/- 7:05PM
2. Review of July meeting minutes discussed. SC motioned to accept as presented. JM 2nd. All in favor.
3. Review of financial statement by SC. Major expenditures were to Metal Fab for gate 7&8 battery back up at W. Bartlett, Labenski and W. Bartlett AND Evans Pavement for installing new signs. Past due invoices were discussed. Lined properties were discussed. JM motioned to accept as presented. TD 2nd. All in favor.
4. Ongoing business discussion.
 - a. Road engineer. TD discussed that the man he has been working with as directed by Mark Jones has not provided info. He emailed the man and is awaiting reply. Push to Sept.
 - b. Road signs. TD. This is now complete.
 - c. Sprinkler timer. TD. This is now complete.
 - d. Accounting and gate RFP. JM needs to push to Sept.
 - e. Security patrol. JM needs to push to Sept.
 - f. Traffic Coordinator review. CR. Upon contacting Jannette Gates we learned that she was unaware this was a formal position and does not do anything for the association pertaining to such. We discussed eliminating the position and contacting Neighborhood Watch about incorporating this position into that group. Push to Sept.
 - g. Review on "Draft of Financial Reporting Policy". JM needs to push to Sept.
5. New business.
 - a. Committees
 - i. Oral update of July exec meeting. CR. No update as there was no executive session as the July meeting had no guests in attendance.
 - ii. ACC. No update with DM in absence!
 - iii. Gates 4&5. TD. Nothing new.
 - iv. Gates 7&8. TD. Backups complete.
 - v. Landscape committee. TD. Nothing new.
 - vi. Wildlife committee. CR. Nothing new.
 - b. JM questioned if HOA owned the computer used for HOA bookkeeping. Discussion ensued about that potential. No strong opinion voiced.
 - c. JM questioned potential of paying secretary for services. Discussion ensued about the position being voluntary. No strong opinion voiced
 - d. SC mentioned he has not billed for his services as the HOA doesn't have a current contract for his services since JM began creating a RFP for that position. TD motioned to pay SC for bookkeeping and web services at the same rate as in the past until formal RFP is issued and new contract is established. JM 2nd. CR in favor. Passed.
 - e. CR mentioned Sarah and Neighborhood watch having a meeting on 9/10/13 in regards to animal control where a Hays Sheriff will be in attendance.
 - f. CR mentioned having had signs created for the neighbors Cortez at 1530 Ruby Ranch military homecoming. 10 signs were +/- \$130 (CR didn't have the receipt available.) Signs were created through neighbors Dorsett of A&E Signs. TD motioned to reimburse CR for signs. JM 2nd. All in favor.
 - i. CHANGE. Pat and Kelli Dorsett of A&E Signs choose to donate the signs as part of their civic duty in support of our troops.

- g. CR discussed a homeowner contacting her about building processes and having issue with the ACC. CR advised to work with the ACC and try to find a compromise. CR advised she could petition the BOD for a special session with the ACC if resolve was not found.
 - h. CR discussed a homeowner contacting her about RV storage within the neighborhood. CR advised her to contact DM. DM emailed her info.
 - i. TD discussed the entrance sprinklers and the 967 road crew SEMA having killed them! SEMA is to fix them as well as installing a permanent stop sign upon completion.
 - j. TD discussed 11 signs having been abandoned at the entrance. Those signs are now discarded.
 - k. TD discussed the quarry meeting coming up. We will address with Claude that RRHOA has not had any crack sealing yet this year as per original agreement. It was also discussed that we were to receive written info about the changes the quarry is requesting in their permit so we could post the info to our HOA.
 - l. TD discussed forming a "Road Committee". This group would do the leg work on surveying our roads and determining needs. This group would report to the BOD, and the BOD would then make determinations. TD wants to be part of this. JM wants to be part of this. We will post this and ask Sonny to post through HOG to find neighbors with this type of experience who would be willing to volunteer. Names are to go to CR.
 - m. Discussion was had about the sprinkler water at the entrance and formalizing a new contract.
 - n. TD resigned effective immediately. TD passed flag and entrance sprinkler key to CR. TD will finish with the SEMA crew to fix entrance sprinkler and stop sign. TD will forward HOA contracts and pertinent neighborhood information to CR. Discussion was made about the mowing contract and that the ROW mowing occurs 4-5 times per year and he personally schedules it. CR will take it over.
 - o. It was discussed that the remaining 4 BOD members will need to have a special session to discuss appointing a new member. This will be posted as per law. All discussion will be per open meeting act.
- 6. Guest. No discussion as there were no guests in attendance.
 - 7. Executive session.
 - 8. Conclusion of meeting at +/- 8:30PM. No September meeting date yet set. It will be posted on site.