



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

September 2012 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, September 11, 2012

1. Quorum required is 3 Board Members and 5 members in attendance: Kevin Rodriguez, Thomas Doebner, Scott Christians, James Wier, and David Mixon.
2. Review and approve Meeting Minutes for previous month(s) and Special Meeting(s)
3. Review and approve of financial statements for the previous month(s)
Starting next Board Meeting Scott will furnish copies of check register listing and deposits and the bank statement.
4. Old Business:
 - a. ACC Position Discussion – Executive Session (continued)
 - b. Time Warner Exposed PVC Pipe Update: Thomas has repeatedly called Daniel Vega at Time Warner to get exposed PVC pipe covered. Vega told him that he had to have his Boss's (Robert Salsavcedo) approval which has not happened.
 - c. Roadway Weed Control: Completed
 - d. Road Repair and or Overlay: Striping to be completed on 9/13/12. Notice will be posted on our website.
 - e. Moving HOA Funds into higher paying interest accounts: No new update
 - f. Management Company Services: It was decided after multiple meetings and reviews that it is not financially advantageous to hire a management company.
 - g. Review/Discuss past due HOA annual dues balances: The Board will move forward on collecting past due HOA Annual Dues based on a state policy review by our attorney.
 - h. Guard rail damage Story Drive: Kevin will check to see if it has been completed.
 - i. Wildlife Committee Signs Update: The last pole went up on Ruby Ranch Road near the intersection of Labenski on 9/6/12. The actual signs went up the following day, 9/7/12. This completes the Board/WC Anti Trapping/Poaching Project.
 - j. Other/Additions: By changing Insurance companies "Farmers" was able to save us \$1500.00 over last year's plan while increasing coverage.

The Board will reviewed the recommended HOA Policy and Certificate updates that need to be filed with the state. These were submitted by our attorney.

5 New Business:

- k. Wildlife Committee Update – Tim Dowling via D. Mixon: WC is working with Cecil Ruby who hired an individual to trap Ferrell Hogs who are causing damage to his property and the surrounding Ruby Ranch properties.



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Cristi Roberts has requested that the Board support making this years, "Celebration" picnic at Scott Follett's conference center an annual event. D. Mixon will work with Cristi to get more specific information so the Board can make a decision.

- I. RRHOA Insurance Renewal: Thomas made the motion to accept the change to move our Directors, Errors and Omissions insurance to another carrier. Motion was carried 5/0
- m. Election Procedures: Thomas will ask our attorney to furnish recommendations on correct procedures to follow for elections of officers and committee members.
- n. Political Signs Discussion: It was determined that 4' x 6' signs are legal as long as the other CCR's are followed.
- o. Thomas will contact outside people to review HOA Financial Records. He will report at September Board Meeting.
- p. National Night Out - October: The motion was made and carried to reimburse the National Night Out Committee for expense's up to \$225.00. This is an increase from previous years.
- q. Standing Committees for 2012 Updates: Kevin to check on the cost to update the antiquated software that controls our gate codes
 - i. **Architectural Control Committee:** David Mixon: No new updates
 - a. New Construction Approvals
 - b. Violation Updates
 - c. Update on Attorney Letters
 - ii. **Gate Committee Phase 4 & 5:** Thomas Doebner: No New updates
 - iii. **Gate Committee Phase 7 & 8:** Kevin R. Rodriguez: No new updates
 - iv. **Landscaping Committee:** Thomas Doebner: No new updates
 - v. **Wildlife Committee:** David Mixon: Stated previously

6 Conclusion

7 Meeting Adjourned 8:34 PM

* 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.