



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

## **September 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, September 17, 2013

1. Quorum (3) Board Members (5) in attendance: Cristi Roberts, Scott Christians, 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.
3. Review of financial statements for the previous month(s)  
Financials Approved
4. Ongoing Business:
  - a. Road Engineer Update-tabled from July- This will be taken over by the Road Committee when group is finalized. No update on crack seal of roads at this point.
  - b. Accounting and Gate Programing RFP Draft-Scott/Jack- Jack submitted a draft for splitting the responsibilities between Treasury Duties and Accounting Duties. Duties were outlined in detail by Jack. Scott requested that the gate programing and website duties be separated out into its own RFP. Scott also requested that Jack amend item 5 to correspond with state law. Jack will revise the initial Draft to incorporate Scott's suggestions. Jack requested that the bookkeeping method of recording be changed from Quicken to Quick Books. Quick Books breaks out information more in line with an accounting system, where Quicken is more of a checkbook system. Board is to review the draft and be prepared to finalize a decision at the October Meeting.
  - c. Security Patrol-Jack submitted two proposals for patrolling Ruby Ranch twice a day, once during the day and once at night. The decision was tabled for further review at the October Meeting. Jack will get additional proposals for review as well.  
Jack also brought up the question of putting in more streetlights for neighborhood security. This has been a controversial issue in the past among neighbors. It was decided to post this on the website and via the HOG for a poll response. This will be reviewed at the October Meeting.
  - d. Review and comments on "Draft of Financial Reporting Policy". This was dealt with in item b.
5. New Business:
  - a. Discussion- Crime in Ruby Ranch-Carri Turner who was in attendance as a guest at the meeting and also involved in law enforcement, suggested that she would contact other police officers that live in the neighborhood to set up a Volunteer Patrol Group to patrol the neighborhood when they are off duty. It was



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also suggested that we form a Crime Prevention Committee. This will be discussed in more detail at the October Meeting.

- b. Continued Discussion-Open Board Position (review names in Executive Session)  
It was decided that the Board would not appoint an interim Board Member and would wait until the Annual Elections to fill the vacant seat
- c. Review Neighborhood Watch request for additional funds for the National Night Out 2013 Event. The Budget was set at \$350.00.
- d. SH 45 Project Request: Board will set up a time frame for a speaker at the annual event
- e. Road Committee Discussion- new members selected. The announcement of committee members will be made at the October Meeting. It was decided that the Board should also review the gate committee members for updated desire for involvement.

Standing Committees for 2013 Updates (if any):

- i. **Oral Update Exec Meeting:** Cristi Roberts
- 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
- iii. **Gate Committee Phase 7 & 8:** Kevin R. Rodriguez
- iv. **Landscaping Committee:** Thomas Doebner
- v. **Wildlife Committee:** Cristi Roberts

6. Guests: Open Topics: Limited to 5 minutes each member-  
Mr. Greene, new resident on Matzig, suggested that we develop a neighborhood contact list to help not only new neighbors get acquainted but also provide a valuable contact resource. The Board will start the list at the Annual Meeting.

7. Executive Session:

- a. Attorney Letters/Violations

Conclusion 10:10PM

Minutes Submitted by David Mixon Board Secretary.

\* 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.