



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

2013 Annual Meeting Minutes

Location: Hay Hills Baptist Church, 1401 N. FM 1626, Buda, Texas 78610

Time: Meeting brought to order at 7:03pm

Date: Monday, February 25, 2013

Quorum of 164 Property Owners was established.

1. Opening Remark by President Kevin Rodriguez established the time line that all ballots must be collected and handed to the judge by no later than 7:45 pm. This is to allow time for the count to be made and results announced prior to the meeting end at 9 pm. Kevin also reviewed the procedures of voting and collecting the ballots.

Thomas Doebner introduced Mark Jones, County Commissioner, and made opening remarks on his behalf.

2. Mark Jones immediately dealt with the concern by RR Lot owners that it stated in the Master Plan for Road Construction Additions in Hays County that RR Road would be extended from FM 967 through to FM 150. Mark stated that this was an oversight or error and should have been taken out of the plan that was already approved. Based on the amount of concern that was raised, he said it would be removed the following week. Mark Jones introduced a potential road plan that lot owners should consider for the future, which was an Emergency Escape Road or route. Currently there is only one way in and one way out of Ruby Ranch. We may want to consider the possibility of establishing a locked gate that would block the use of a road extension for 967 to 150. The gate could be opened only by emergency personnel.

3. Thomas interrupted Mark's presentation to go to the Nominating Committee to announce the Candidates. The 2013 Committee is made up of Claude Green, Thomas Doebner and Dale Olmstead. Claude announced the candidate's names: Kevin Rodriguez Jack McCord, Cristi Roberts, and David Smith. The committee stated that Jack McCord was not listed as a lot or homeowner. The committee recommended against voting for McCord. It is noted that the property was in his wife's name.

Each candidate was given 5 minutes to speak. Each gave their qualifications and reasons for running for the Board. Candidates completed their presentations at 7:30pm.

Questions were taken from the audience. One of the lot owners asked how long the Board Members had been on the board. Thomas 10 years, Kevin 8 years, Scott 7 years, David 1-year, James 4-years.

Mark Jones then returned to the podium. The question was asked was Mark Jones on the agenda only recently to address the through road issue. He replied that he had been on the agenda for 6 months.

The concern was raised that the Oaks at RR Road and 967 were being cut down to create the turn lane into Ruby Ranch. Mark stated what could be saved, of course would be saved.

Mark stated that a five lane road (FM 1626) would be built from FM 967 to Manchaca Rd. Also it is on his plan to build a road through from FM 1626 to the SH45. It would be 2 to 4 lanes depending on funding. There is a plan to create a bypass to eliminate trucks having to pass through downtown Buda to access IH 35.

Mark Jones stated the County can not take a private road; they have to be asked by the community.

We conducted the vote and Tim Snowden, the Judge, took the final ballots at 7:42pm.

4. Review of Financial Statements: Scott Christians reviewed the previous 12 Months Financials and outlined the Budget for 2014. That information will be posted on the website for everyone's review. As a side note, 76% of this year's budget was used to repave roads and gate repairs, which will not be the case every year. Also \$3,300.00 in legal expenses were incurred to change the bylaws, which also is not an every year expense.

5. Discussion Items:

Road Repair: Thomas gave an overview or "Big Picture" of RR roads. Some interesting facts follow. There are 9.5 miles of roads in Ruby Ranch. We have spent \$300,000.00 in the last 5 years: 2007-2012. We have paved about 4 miles leaving 5 miles to repave. Current costs to complete would be about \$550,000.00. Note that RR Rd. to 4-way stop was built in 1995. The first half was overlaid in 2002, which is 11 years ago. The second half was overlaid in 2012, which is 17 years after originally built. That is longer than the normal time span to overlay.

6. Committees:

6.1 Kevin Rodriguez introduced the current ACC Members: Matt Edevold, David Mixon and Kevin Ritchie. Kevin gave an overview of new homes approved, garages, pools, fences etc.

6.2,3,4, No new updates or issues on Gates or Landscape.

6.5 Neighborhood Watch Coordinators Sarah Gibb and Bobby Scheibeler were announced. Sarah passed out a paper in reference to graffiti on the bridge wall.

6.6 Wildlife Committee Update from Tim Dowling. There are 5 current members that are up for election to the committee. They are Jon Cassel, Sonny Hollub, Cristi Roberts, Chris Scallon and Tim Dowling. If there are no nominations from the floor there is no need to count the ballots. The candidates were elected.

7. Neighborhood Watch and National Night Out/Gate Decorations. Participants were announced and thanked for their help.

Mark Jones stated that Free Well Testing for those who live in phases 1, 2 and 3 would be available April 16th.

8. Questions for the Board:

A lot owner asked if potholes in the road are covered under crack sealing. No, they are not.

A lot owner felt the blasts from the rock quarry are too close to the natural gas pipeline. Can the Board do anything? The quarries are prohibited from blasting within a certain number of feet of a pipeline.

Do the Ruby's have access to our roads? Yes the Ruby's, Dahlstrom's and certain others have access to all our RR Roads at any time.

Are the original sections 9 & 10 on the RR development plan going to be developed? They could be developed at anytime the Ruby's choose.

How did we choose our new attorney? She is part of a law firm that specializes in HOA Law. This is a major benefit based on all the continuing changes in state law regarding HOA Associations. Our previous attorney was on retainer. Our new attorney is not on retainer.

Mark Jones contact information was given out. Cell Phone 512.517.2925, e-mail is markjones512@gmail.com. Mark also offered to anyone who desired the ability to sign up for updates in Hays County. Mark also volunteered to help get recommendations on an emergency exit plan if lot owners desired. It was stated that the Board should get a road engineer to review our roads and map out a repave plan.

The Board thanked Scott Follett for offering his meeting facility for use for monthly Board meetings.

9. Judge Tim Snowden announced the vote count for the two open positions on the Board.

Jack McCord-	140 votes
Cristi Roberts-	151 votes
Kevin Rodriguez-	78 votes
David Smith-	93 votes

Congratulations to the two new Board Members, Jack McCord and Cristi Roberts.

Meeting adjourned at 9:17pm.

Minutes submitted by David Mixon, Board Secretary