

AUGUST HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30PM

Date: Tuesday, August 12, 2014

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members.
Cristi Roberts (CR), President (and acting Secretary); David Mixon (DM), Vice President; Donna Bjornson (DB), Treasurer; Andrea Siebert (AS), At Large; and Tim Dowling (TD), At Large.
2. Welcome and introduce visitors.
Scott Christians, Paul Czarnocki, Derek Marshall, Mark Rawlings and Brandon Perkins.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
Standard month with the exception of legal fees and gate repairs. 2 CDs matured and are staying in reserve at Broadway rather than transferring to Credit Union and then transferring back to cover road repairs.
DM motioned to accept. AS 2nded. All were in favor.
4. Review of financial statements for the previous month(s).
AS motioned to accept. DM 2nded. All were in favor.
5. Ongoing Business
 - a. Continued from January. Ruby Ranch Roads. Updates and discussions. Decision on overlaying process.
Brandon Perkins gave full briefing of what and how road overlaying will occur including handouts. The overlaying is a maintenance item to preserve and protect the roads we have. We will post information online and mail to owners affected by the work. We want to be certain to put signage out to help drivers during work. There will be asphalt repairs prior to overlaying 8/21, 8/28 and/or 8/29.
DM made motion to spend up to \$250 for signage and for printing and mailing. AS 2nded. All were in favor.
 - b. Continued from March. Electronic voting. Updates and discussions...Tabled in May until the fall.
It was questioned if we should build our own site or use alternative company to host our info. It was determined to use exterior company to continue to keep a layer of protection for our residents. DM will re-email the information previously sent and discussed. We will be prepared to make a decision at September meeting, for implementation by October, for surveys by November so we can be ready for December and then voting season!
 - c. Continued from March. Front entrance landscaping FRP. Updates and discussions.
FRP is still on hold. The previously approved motion to add boulders at the entrance has been re-addressed. The purpose is to halt the vandalism at the front entrance by trucks driving through the mud and by service vehicles pulling over onto the shoulder where it can be confusing for other drivers. After reassessing it was determined boulders would need to be at the setback which does not alleviate the issue. DM met with concrete person regarding creating curbs at the entrance. It is proposed to pour +/- 25' of curb on each side after the county set back. It was discussed putting our landscape RFP on hold until next year as the curbs will be a bit costly. It was agreed that the boulder motion is now dead and that curbs are a desirable choice. DM volunteered to continue the process and take two more bids for concrete work.
 - d. Continued from March. Automated HOA accounting. Updates and discussions.
Along the same discussion as 5b. DM will double check with the bank regarding taking credit cards and the process and will forward info.
 - e. Continue from April. Update of gate 4&5 repair (addition of bollard) (additional of knox box), update on RFP.
Paul will be the point person for our contract with Arctic Fence. Assessment is that our gates are in relatively good shape. Bartlett north and south are the oldest (2005). Labenski and Clark are newest. The bi-monthly fee is \$650. Digital timers were recommended at \$300. Manual cranks were recommended at \$95.70. Photo beams were recommended at \$1536. Gate 4&5 are in deficit. Gate 7&8 have excess funds. DM motioned to purchase cranks and wait on the other items until funds stabilize. AS 2nded. All were in favor. Decision on major recommendations will wait until our system is in place to survey gate members and let them make the decision.

DM reported the knox boxes are all upgraded. Value was motioned and approved at July meeting. We used member Ron Currier of Currier Locksmith for the installation. Buda Fire Department has inspected them. It is asked that committee members be listed on our monthly meeting agenda for recognition.

- f. Pushed from April. Review of bylaws and CCRs. 30 minute discussion monthly until completion (as discussed at 4/28/14 special meeting.)
This item has evolved into our attorney item 5G.
 - g. Continued from March. Attorney interviews. Updates and discussions.
Connie Neiman sent updates to our posted bylaws. It was agreed that they are appropriate and ready for signature. It was agreed CR will sign and accept them for the RR HOA.
 - h. Continued from April. Annual Dues Notification Procedure.
Update for end of year procedures is ongoing.
 - i. Continued from May...park vandalism. Update.
It was, briefly, determined that the vandal from three months ago had successfully completed community service in lieu of pressing charges. It was discussed the vandalism continues to be an issue in the park, at a private residence on Clark and at the entrance. It was discussed to post on nextdoor asking for community support in activating our "neighborhood water" and calling the sheriff at each and every occurrence observed.
 - j. Continued from May...speeding cars and sheriff. Update.
In effort to work with item 5i and to continue our efforts to curb speeding and encourage stopping at stop signs, two more sheriff shift are approved.
 - k. Continued from June...Gate remotes...distributed and logged out by one person rather than by several?
DB reported she has a handle on our remote log and that she will be documenting any future sales and use. She will reconcile the information with Scott. This will become a monthly discussion topic.
 - l. Continued from June...Gates...process to get a code and to get a remote?
It was discussed the a newly formed "welcome committee" will include gate information in the packet to new members who live behind the gates. Additionally it was discussed that DM and Paul will both receive one Bartlett remote for neighborhood service work.
 - m. Continued from June...Security cameras...at gate 4&5, 7&8, the park.
Continued and ongoing discussion. Most game cams have a limited distance of 60' and are grainy at best. Continue finding alternative security measures.
 - n. Continued from June...Website updating including new look and storage capacity.
Scott had emailed full proposal and gave briefing. We want to fully update website. We will use the Dominion HOA as our "model". We will have a portal through which members can sign in. We will have the ability to accept credit cards. We will update the pictures and information regularly to keep it fresh. The cost will be \$50 per month for the construction and hosting in addition to the \$50 we currently spend. Any major changes (additional pages, building items, etc) will be at \$125 per hour. We will "hire" member to donate a new photo library. If they are not what we are looking for, we will hire a professional! As this is an addition to our existing service agreement, no motion is needed. All are in favor.
6. New Business
- A. Board Member topics. 5 minutes each.
 - a. TD mentioned the need for boulders in our park to stop the vandalism. Tim has a new source through which we can procure 10 boulders for \$650 including delivery. It was agreed each member can do a walk through on Sunday at 8AM to assess the park.

- b. TD asked about trees that fall into the ROW that are not immediately removed by owners. It was determined it is not the HOAs responsibility to have the lawn company remove debris, but rather an ACC issue to have the owner do it. DM to relate to the ACC.
- c. AS brought up the NNO. It is set for 10/7. It was mentioned that Sarah and Bob have been missed. AS to contact them regarding the neighborhood watch and seeing if they need some help.
- d. The mowing crew was discussed. CR asked for feedback on the new mow crew. It was discussed they are doing good work. DM discussed adding 100' at both sides of RR along 967 to give our entrance a more kept look. It will cost an additional \$180 bi-monthly. DM motioned to have one mowing at entrance performed to review. AS 2nded. All were in favor.
- e. TD found information regarding the Thames property transfer. TD to get information to Scott.
- f. It was discussed that a new owner on Bartlett is not having the contractors keep the street clean and that he has rebuffed ACC letters. Construction is nearing end.
- g. It was discussed that the gate repairs just performed should be an insurance claim. CR to contact agent and begin filing claim.
- h. The HOA received class action information regarding Farmers Insurance. AS to review and advise.

7. Standing 2014 Committee. Updates.

- A. Executive Session prior meeting oral report – Cristi Roberts
Brief oral review of July's meeting given.
- B. Road Committee – Mark Rawlings (David Mixon, liaison)
No report given as was fully discussed as item 5a.
- C. Gate Committee Phase 4&5 and Phase 7&8 – Renee Mauzy (David Mixon, liaison)
No report given as was fully discussed as item 5e.
- D. Landscaping Committee – Steve Selger (Donna Bjornson liaison)
No report given. FRP is on hold. It was mentioned there is a dead shrub at Bartlett and Steve will be contacted to advise how to move forward.
- E. Wildlife Committee – Tim Dowling (Cristi Roberts liaison)
Committee has not met. No report given. It was mentioned the committee should have a meeting this calendar year.
- F. Architectural Control Committee – Kevin Ritchie (David Mixon liaison)
Brief discussion regarding ACC issues.

8. Guest topics. Limited to 5 minutes each member.
No topics.

9. Executive Session. Discuss legal action and/or pending ACC violations.
- a. Violation letters.
 - b. Legal letters.

10. Scheduling of next meeting and conclusion. Next meeting will be September 9, 2014.

*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 matters of The Association.