

## DECEMBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, December 11, 2017

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Rawlings (CR), David Mixon (DM), David Fletcher (DF), Patrick Anderson (PA), and Phil Mueller (PM).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Mark Rawlings, Kathryn Hirst and Dale Olmstead.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
  - a. November 2017 Minutes. Motion to accept minutes after removing policies section by DM, 2nded by DM, ALL were in favor.
4. Review of financial statements for the previous month(s).
  - a. Review and approve financial statement...per bookkeeper's reports.  
November summary for the minutes:  
\$309.32 in total income. Expenses totalled \$7,091.29, \$3800 for mowing, around \$1000 for landscaping and around \$400 legal expense, otherwise normal monthly expenses. \$5000 was transferred from the savings account to checking this month. Ledger starting balance \$6,488.84 ledger ending balance \$4,695.69. Total savings and checking \$148,384.81  
Motion to accept report as presented by PM, 2nded by DM, ALL were in favor.
  - b. Collections and attorney  
No update.

Guests present were allowed to be heard at any point during this meeting, and out of agenda order. Though heard out of order, discussion are documented in agenda order below.

5. Ongoing Business
  - a. Electronic voting / website / RR Electronic Accounts.
  - b. FROM: Monthly TO DO list.
    - I. Discussion of Annual meeting paperwork (agenda, quorum, candidates/vote, year in review.) It was discussed that the paperwork from prior year will stand for current year with name and date changes. DM, PM and DF are all up for re-election. DM will not be running for another term. SC to post online to begin getting neighbors to enquire about running. Necessary documents to be mailed 30 days prior. Meeting date of 2/12/18 established.
  - c. Speeding cars and sheriff.  
11/29 11 stops, 1 cite for speeding,  
12/4 5p-9p 10 stops, 3 cites. 1 stop sign, 2 speeding, 7 warnings
  - d. Quarries. NO UPDATE
    - I. Hays Quarry
    - II. Centex.
  - e. Year In Review, Newsletter & Life safety plans.
  - f. Committee recruitment.

- g. Landscaping. ROW and general mowing, front entrance, gate entrances. DM
  - I. DEC ROW had some missed areas, but fixed. Mowing will be scaled back to every other week until spring.
  - II. DM. Sprinklers are set at 2x/wk for 15 minutes except the front entrance. We will need to change in spring back to 3x/wk.
  - III. PM continued presentation of landscaping bids. It is decided to continue with current provider on a month to month basis.
  - IV. PA to ride with DM to learn about landscaping work and take this over in 2018.
- h. Front entrance project. Being left for determination at Annual meeting for support. At a minimum the wood posts and stringer must be replaced this year if larger project not determined. MR to get bids.
6. New Business. Board Member topics. Limited to 5 minutes each.
  - a. DF presented potential 2018 Capital Budget. PA motioned to accept as presented. DM 2nded. ALL were in favor.
  - b. DF discussed payments by credit card. Topic is determined to be void as it is determined unnecessary at this time.
  - c. DF discussed Gerald Cagle is hosting a seminar regarding collections and CCR enforcement. Next is on 1/18/18. DF and PA attended, update from seminar...
    - Deed restrictions, continual violations, variances all discussed.
    - ACC needs to take photos of every violation which includes date and time stamp and include such with each violation letter.
7. Standing 2015 Committee. Updates.
  - a. Architectural Control Committee – Kathryn Hirst, Kelly Baugher and Andrea Siebert  
Had a drive around. Gave 5 friendly reminders. Signs in yards, debris piles and fence maintenance. 1 Violation letter, 1 approval.
  - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Thomas Doebner, Jim Coates, Kevin Boissonneault  
PC reported all gates are good!  
Labenski exit was hit, one wheel was off the track but Jim fixed it.  
Resident Dawn Austin will pressure wash the stone in the spring.
  - c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Karen Marshall  
Nothing to report. Hope to drive around in January.
  - d. Road Committee – Mark Rawlings  
Replaced another delineator.  
Scuppers changed.  
Replaced a front entrance GFI at the east.  
Bridge work is complete.
  - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.  
Three open seats in February. Nothing to report.
8. Guest topics. Limited to 5 minutes each.
  - a. Dale, had no new business.
9. Executive Session.  
November session detailed ACC violations and accounts.  
CR to send Creekside resident information to attorney for processing.
10. Scheduling of next meeting and conclusion.
  - a. January meeting set for 1/9/18 at 6:30pm.
  - b. Conclusion at 7:45pm.