

# 2018 ANNUAL MEETING MINUTES

Ruby Ranch Homeowner's Association 2018 Annual Meeting,  
Ruby Ranch Lodge February 23, 2018, 6:30 pm

1. Welcome and introduce the 2018 Board Members. Present were Cristi Roberts (CR), President; David Mixon (DM), Vice-President; David Fletcher (DF), Treasurer; Phil Mueller (PM), Secretary and Patrick Anderson (PA) At-Large.
2. Introduce uncontested election or voting procedures and persons responsible for counting and verifying quorum.
  - a. There were NO members present wishing to become a write in candidate. There were NO members present who were listed as a write in candidate on voting ballots. This election was deemed uncontested as we had three open board seats and three candidates and three open wildlife seats and three candidates.
  - b. HOA bookkeeper Scott Christians of Blue Coyote will verify quorum count.
  - c. A big thank you was given to David Mixon for his community service.
3. Introduce RR Candidates.

David Fletcher, Phil Mueller and Cris Baird will continue and/or join the 2018 board.  
Jon Cassel, Carri Turner and Cristi Rawlings will continue on the 2018 Wildlife Committee.
4. Financial Report from Treasurer– please see handouts. Presented by David Fletcher.
5. Discussion Item: 2017 year in review. Presented by Phil Mueller.
6. Committee introduction and reports:
  - a. Architectural Control (Kathryn Hirst, Kelly Baugher, and Andrea Siebert)  
AS/KB. Reported on activity for 2017. Member Hirst will be leaving the ACC. Member Sellers volunteered to join the ACC. A LOT of discussion was had about our CCRs and that neither the ACC or the BOD has the right to allow any variance to what is written. Every attempt is made to evenly apply the CCRs as they are written. It was further discussed that being a member of the ACC can be a very thankless job and that the hours of service the committee volunteers is greatly appreciated.
  - b. Road Committee (Mark Rawlings)  
MR. Reported on activity for 2017 and upcoming road activity for 2018.
  - c. Gates 4-5-7-8 (Paul Czarnocki, Thomas Doebner, Jim Coates and Kevin Boissonneault)  
PC. Reported on activity for 2017 and upcoming activity for 2018.
  - d. Welcoming & Neighborhood Committee (Lu Berlin, Christi Anderson, Cristi Roberts)

- e. Wildlife Committee (Jon Cassel, Tim Dowling, Carrie Turner, Cristi Roberts, Chris Scallon)
- f. Nominating Committee (Claude Green, Dale Olmstead)

#### 7. Front Entrance Discussion.

Issue was brought to the attention of the Board by Calvin Gee a few months ago that our entrance is not befitting the value of our community. The board weighed the issue and decided to bring it to the annual meeting for member discussion as it will be a large dollar value item. CR contacted both residents that adjoin the entrance and has been given permission to extend the fencing should it be deemed appropriate. Some members suggested the following modifications or improvements:

- Upgrade and enhance the project up to a dollar value that could be handled out of our savings and not bring a special assessment to all members, which would require a vote.
- Bid post and stringer removal and replacement.
- Bid stone work cleaning and additions.
- Bid replanting.
- It was also discussed that the flags should be moved to a more visible area.
- It was suggested the electrical post wire should be moved and that the lighting needs an upgrade.

#### 8. Gate Code Change

A full code change for both member and vendor codes will occur in April

#### 9. Election and Quorum Update

- a. Total quorum count (50% of lot owner + 1 = 162). Quorum not achieved by electronic, mail in or in person counts. CR will contact members to close out the meeting at the monthly March meeting.
- b. Election Results.  
Detailed under section 2, this was an uncontested election and all candidates that ran were automatically elected.

#### 10. Questions & Answers

- a. Steve Selger mentioned the community used to have trash pick up days. It was discussed that several members pick up trash from RRR.

#### 11. Adjournment (or postponement)

Meeting was postponed until quorum could be achieved and verified.

Conclusion was 7:42pm.