

MINUTES

Ruby Ranch Homeowner's Association 2019 Annual Meeting, Ruby Ranch Lodge February 18, 2019, 6:30 pm

1. Opening Remarks. It was determined at the HOA hosted BBQ dinner that the Annual Meeting would occur in the dining room rather than the meeting room, changing the structure of the evening! All existing board members were introduced.
2. Introduce Election OR voting procedures and persons responsible for counting votes and verifying quorum. Given the nature of the vote for the evening, each vote item was discussed at length by DF with Q&A throughout.
3. Introduce Ruby Ranch Candidates
 - a. Introduce Ruby Ranch Board Candidates – Cliff Sorrell gave his resume. After the fact, it was realized that serving appointed board member Rick Gibbs wasn't given the floor to provide his resume.
 - b. Voting commencement 7:30pm.

TWO RAFFLES WERE DRAWN AT THIS TIME.

\$100 SW Airlines gift card won by Sally Follett

\$100 Home Depot gift card won by Grady Meyer

4. Financial Report from Treasurer– please see handouts
5. Discussion Item: 2018 year in review
6. Committees. Each committee was introduced and thanked for their service.
 - a. Architectural Control (Kelly Baugher, Andrea Siebert and JD Sellers)
 - b. Road Committee (Mark Rawlings)
 - c. Gates 4&5, 7&8 (Paul Czarnocki,, Jim Coates and Kevin Boissonneault)
 - d. Welcoming & Neighborhood Committee (Lu Berlin, Christi Anderson, Cristi Rawlings)
 - e. Wildlife Committee (Jon Cassel, Tim Dowling, Carrie Turner, Cristi Roberts, Chris Scallon)
 - f. Nominating Committee (Claude Green, Dale Olmstead)
 - g. Landscaping Committee (Andrea Siebert and Marie Coates)
7. Gate Code Change
8. Election and Quorum Update
 - a. Total quorum count was achieved prior to 2/18/19.

b. Board of Directors Election Results

- i. Cliff Sorrell 98
- ii. Cristi Rawlings 125
- iii. David Fletcher 126
- iv. Patrick Anderson 125
- v. Phil Miller 122
- vi. Rick Gibbs 94

David, Phil and Cristi will serve 2 year terms,.

Cliff and Phil will serve 1 year terms.

- c. Election results for proposed bylaws changes: 130 for, 34 against.

9. Questions & Answers (5 minutes per household)

- a. Question was asked if the RR Bridge is insured. CR to ask insurer and post answer on website and post in minutes.
- b. Park on 967 was discussed.
- c. Vandalism was discussed and it was mentioned the family was cleaning the bridge.
- d. Utilization of the creek was discussed. The water way is public, but embankment is private property.
- e. Airbnb was discussed, it is generally felt this is not a commercial business.

FINAL RAFFLE DRAWN AT THS TIME.

Ruben Lopez won One Years HOA dues!

10. Adjournment 8:14pm