

Ruby Ranch Homeowner's Association 2022 Annual Meeting MINUTES

Tuesday, February 22, 2022, 6:30 PM

Due to the Current Covid 19 situation the meeting will be conducted as a zoom conference call

1. Opening Remarks
2. Introduce election voting procedures and persons responsible for counting votes (Scott Christians) and verifying quorum (Scott Christians) quorum was reached with mailed in documents and the 32-35 (number continued to vary) people online during the zoom event.
3. Selection of new board members
 - a. Introduce board of directors' candidates
 - i. Richard Spradley
 - ii. Volunteer during zoom, Chris Whittenhall
 - b. Voting commencement, if necessary. No voting necessary as there are only two volunteers for three open seats
4. Financial report from treasurer. \$177,881.78 income, \$84,591.48 expenses, \$243,035.79 in the bank.
5. 2021 highlights and accomplishments
6. Discussion item: roads forward plan
7. Discussion item: proposal to allow fines for CC&R violations
8. Election and quorum update
 - a. Total quorum count
 - b. Board of directors' election results
9. Questions and answers (5 minutes per household)
 - a. Julie Akers, pay for management company to fine? How can you be part of monthly meetings?
 - b. Tim Dowling, road statements. Fears fining.
 - c. Vanessa Brinkmann, does fining get due process? (yes.) Why not just file suit (expensive and timely.)
 - d. Chad Bennett, feels fining would be unfair as he felt there had been a board member vendetta against him
10. Adjournment