

JANUARY HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, January 13, 2014

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts, President; David Mixon, Vice President; Donna Bjornson, Treasurer; Andrea Siebert, Secretary; and Tim Dowling, At Large.
2. Welcome and introduce visitors.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
4. Review of financial statements for the previous month(s).
5. Ongoing Business
 - a. Ruby Ranch Roads.
 - b. Electronic voting.
 - c. Front entrance. Spring landscaping project.
 - d. End of Year Procedures.
 - e. Speeding cars and sheriff. Establish/confirm two shifts per month.
 - f. Website.
 - g. Neighborhood Watch – Welcoming Committee
 - h. Quarries.
 - i. Life safety plan. Donna & Cristi and BFD.
6. New Business
 - A. Annual Meeting scheduled for February 23, 2015 at 6:30.
 - a. Candidates for board and wildlife committee
 - b. Paperwork
 - i. Agenda
 - ii. Voting
 - iii. Financials
 - iv. Audit
 - c. Summary of 2014
 - i. Road work
 - ii. Bridge report
 - iii. Park work
 - iv. Entrance work
 - v. Website work

- B. 2015 survey.
 - a. Entrance gate
 - b. Cameras
 - c. Trash service
 - d. Garage sale
 - e. Xxx
 - f. Xxx
 - g. xxx
- C. Board Member topics. Limited to 5 minutes each.
 - a. Xxx
 - b. Xxx
 - c. xxx

7. Standing 2014 Committee. Updates.

- A. Executive Session prior meeting oral summary – Cristi Roberts
- B. Road Committee – Mark Rawlings (David Mixon, liaison)
- C. Gate Committee - Paul Czarnocki (David Mixon, liaison)
 - a. Phase 4&5 Paul Czarnocki, Thomas Doebner
 - b. Phase 7&8 Renee Mauzy, John Kimbrough
- D. Landscaping Committee – Steve Selger (Donna Bjornson, liaison)
- E. Wildlife Committee – Tim Dowling (Tim Dowling, liaison)
- F. Architectural Control Committee – Kevin Ritchie (David Mixon, liaison)

8. Guest topics. Limited to 5 minutes each.

9. Executive Session.

- a. Legal. Update and discussion.
 - i. Vandalism
 - ii. Homeowner Montgomery
 - iii. Homeowner W Bartlett
- b. ACC violations. Update and discussion.
 - i. Violation letters.
 - ii. Legal letters.
 - iii. Labenski lights

10. Scheduling of next meeting and conclusion.

- a. Annual meeting for February 23, 2015
- b. Schedule March BOD meeting.
- c. Conclusion.

*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.