

OCTOBER RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, October 13, 2015

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts, President; David Mixon, Vice President; Donna Bjornson, Treasurer; Tim Dowling, At Large and Kelly Baugher, At Large/Secretary.
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).
 - a. Collections to attorney.
 - b. Review and approve financial statement.
5. Ongoing Business
 - a. Electronic voting / website / RR Electronic Accounts
 - b. End of Year Procedures...monthly to do.
 - c. Speeding cars and sheriff.
 - d. Quarries.
 - e. Life safety plan. Donna & Cristi and BFD.
 - f. Committee recruitment.
 - g. Bridge walkway. TD.
 - h. Quarterly newsletter. DB.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. CR – Garage sale amendment for BOD approval
 - b. CR – National neighbor night out 10/6/15 recap.
 - c. CR – Sheriff contract for Duff

- d. CR – RFPs for bookkeeping, website, gate codes and landscaping
- e. CR - Begin discussion of Annual meeting paperwork (dues, gates budgets, agenda, quorum, candidates/vote, year in review)
- f. Xx

7. Standing 2015 Committee. Updates.

- A. Executive Session prior meeting oral summary – Cristi Roberts
- B. Road Committee – Mark Rawlings (David Mixon, liaison)
 - a. Stop sign lines. \$600 for stop lines mobilization + \$30 per instance.
 - b. Overlay repairs.
 - c. Sign repairs.
- C. Gate Committee - Paul Czarnocki (David Mixon, liaison)
 - a. Phase 4&5 Paul Czarnocki, Thomas Doebner
 - b. Phase 7&8 John Kimbrough, Jim Coates
- D. Landscaping Committee – Steve Selger (Donna Bjornson, liaison)
 - a. CR – entry sign like leisure woods and expense
 - b. CR – entry irrigation and additional expenses.
- E. Wildlife Committee – Tim Dowling (Tim Dowling, liaison)
- F. Neighborhood Watch – Welcoming Committee – ...
 - a. Tim Dowling and Lu Berlin, list of residents who moved and new incoming and update
- G. Architectural Control Committee – Kevin Ritchie (David Mixon, liaison)
 - a. DM Association Management update
 - b. Applications, violations, legal

8. Guest topics. Limited to 5 minutes each.

9. Executive Session.

- a. HOA Legal.
- b. ACC legal.

10. Scheduling of next meeting and conclusion.

- a. Schedule November BOD meeting.
- b. 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.