

OCTOBER 2021 RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Wednesday, October 13, 2021

Location: Zoom Conference Call

1. Establish Quorum (3) Board Members. Rick Gibbs, Phil Mueller, Donna Bjornson, Cristi Roberts and David Mixon
2. Welcome and introduce all in attendance.
3. Review and approve Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. September 2021
4. Review of financial statements for the previous month.
 - a. Review and approve financial statement...per bookkeeper's reports.
 - b. Review unpaid 2021 dues.
5. Ongoing Business
 - a. Monthly to do list: Identify actions needed to set 2022 Dues at November meeting. Begin discussion of Annual Meeting paperwork items for mailing packet.
 - b. Sheriff patrol update (RG).
 - c. Quarries (CR)
 - I. Hays
 - II. Centex
 - d. Committee recruitment.
 - e. Legal update
6. New Business. Board Member topics.
 - a. New legislation impacting HOA's – review actions to comply with new regulations:
 - i. Update contents of resale certificates (Scott)
 - ii. Update Management Certificate (RG)
 - iii. Draft appeals process for ACC requests (PM)
 - iv. Review requirements for hearings for covenant violations (DB / Lori)
7. Standing Committee Updates.
 - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
 - I. Applications
 - II. Violations
 - b. Gate Committee - P4&5 AND P7&8 Paul Czarnocki, Jim Coates, Kevin Boissonneault
 - I. PMs and/or issues

- II. Update on gate operator replacement. Decide on option to replace all 6 gate operators and how to fund.
- c. Neighborhood & Welcoming Committee –CR, Janann Gibbs
- d. Road Committee – PM, Richard Spradley.
 - I. Discuss proposal for 2021-22 road maintenance program
- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CR
- f. Landscaping Committee – Marie Coates
 - I. Status of bid solicitation for new contract
- 8. Guest topics. Limited to 5 minutes each.
 - a. x
 - b. x
 - c. x
- 9. Executive Session (Guests excluded)
- 10. Scheduling of next meeting and conclusion.
 - a. Schedule next 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.