NOTICE
RUBY RANCH HOA BOARD MEETING AGENDA
Time: 6:30PM – 8:30PM
Date: Thursday, October 27, 2022
Location: via Microsoft Teams

AGENDA

The October 2022 meeting is scheduled as a Teams Video/Conference Call.

1. Call to Order and Establish Quorum
   (3) Board Members. Richard Spradley, Donna Bjornson, Chris Whittenhall

2. Welcome and introduce all in attendance

3. Review and approve Meeting Minutes for the previous month(s)
   a. August 2022
   b. September minutes still to be transcribed and will be approved at the November meeting.

4. Review of financial statements for the previous month.
   a. Review and approve September financial statement - Bookkeeper's Report
   b. Collections

5. Existing Business: Discuss/Consider/Take Action Regarding:
   a. Monthly Review
      I. Dues statements sent out with note that outstanding balances will be turned to collections with all fees associated at the responsibility of the lot owner.
      II.
   b. Traffic Stats
   c. Quarries
      I. Hays
      II. Centex
   d. Committee Recruitment
   e. Administrative
   f. Legal updates

6. New Business - Discuss/Consider/Take Action Regarding:
   Board Member topics (Limited to 5 minutes each)
   a.

7. Standing 2022 Committee - Updates

   a. Architectural Control Committee –Kelly Baugher, Dayna Salter and Steve Jackson
      a) Applications
      b) New Violations
      c) Update on Previous Violations

   b. Gate Committee - P4&5 AND P7&8 - Mr. Coates
      I.   PMs and/or issues

   c. Neighborhood & Welcoming Committee –

   d. Road Committee – Chris Whittenhall and Richard Spradley
      I.   Update on planning progress.

   e. Wildlife Committee –

   f. Landscaping Committee –Marie Coates
      I.   ROW and general mowing
      II.   Front and gate entrances
      III. Sprinkler systems

   g. CCR Revision Study Committee – Richard Spradley, Chris Whittenhall, Donna Bjornson, Lori Davies,
      I.   Update

8. Guest Topics (Limited to 5 minutes each)
      a.
      b.
      c.

9. Executive Session
      a. None

10. Scheduling of next meeting
      a. Schedule next BOD meeting
      b. Date agenda to be sent?
      c. Posting Date?

11. Conclusion