

OCTOBER RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, October 8, 2019

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts (CR), President; Rick Gibbs (RG) Vice President; David Fletcher (DF), Treasurer; Phil Mueller (PM), Secretary; and David Mixon At Large.
2. Welcome and introduce all in attendance.
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. Review and approve financial statement...per bookkeeper's reports.
 - b. Collections
 - i. Past Due. Accounts to collections
 - ii. Confirm Clark Cove progress payment
5. Ongoing Business
 - a. Electronic voting / website / RR Electronic Accounts
 - b. Monthly TO DO list.
 - i. ~~Spring~~ ~~SUMMER~~ Fall road work – print signs
 - ii. Discuss and approve 2020 dues and gate fees, to be approved at November meeting.
 - c. Speeding cars and sheriff.
 - d. Quarries
 - i. Hays
 - ii. Centex
 - e. Year In Review, Newsletter & Life safety plans – No activity until end of year.
 - f. Committee recruitment.
 - g. Legal updates
 - i. Richards foreclosure
 - ii. Creekside lawsuit. Vote to proceed, again.
 - h. Bridge and insurance. FU. Culvert inclusion.
 - i. Flag repair needs.
 - j. Road projects. Formalize new committee. Discuss and decide work.
 - k. Entrance landscape projects. Discuss and decide work.

6. New Business. Board Member topics. Limited to 5 minutes each.
7. Standing 2019 Committee. Updates.
 - a. Architectural Control Committee –Kelly Baugher and JD Sellers
 - I. Applications
 - II. Violations
 - b. Gate Committee - P4&5 AND P7&8 Paul Czarnocki, Jim Coates, Kevin Boissonneault
 - I. PM
 - II. Issues
 - c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, CR
 - d. Road Committee
 - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CR
 - f. Landscaping Committee – Marie Coates
 - I. ROW and general mowing – the mowing and the 2019 contracts.
 - II. Front and gate entrances mowing
8. Guest topics. Limited to 5 minutes each.
 - a. X
 - b. X
 - c. x
9. Executive Session.
 - a. Prior meeting oral summary – President
10. Scheduling of next meeting and conclusion.
 - a. Schedule November BOD meeting.
 - b. Conclusion.

The Ruby Ranch Homeowners 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.