

NOTICE
RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM
Date: Tuesday, November 15, 2022
Location: via Microsoft Teams

AGENDA

The November 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. October 2022
4. Review of financial statements for the previous month.
 - a. Review and approve October financial statement - Bookkeeper's Report
 - b. Collections
 - c. 2023 Budget Presentation and Approval
5. Existing Business: Discuss/Consider/Take Action Regarding:
Monthly Review
 - a. Traffic Stats
 - b. Quarries
 - I. Who will have the relationship and report?
 - II. Hays
 - III. Centex
 - c. Committee Recruitment
 - d. Administrative
 - e. Legal updates
 - f. Set HOA dues and gate fees for 2023. Dues statements are sent December 1 and are due in 30 days which will be by January 1.
 - g. Dues invoices out by end of month.
 - h. Begin discussion of Annual Meeting - Agenda, Candidates / Vote, Year in Review
6. New Business - Discuss/Consider/Take Action Regarding:
Board Member topics (Limited to 5 minutes each)
 - a. RS/CW - Website/chat section/collection of emails
 - b. DB - Accounting software—move to Quickbooks Online?
 - c. DB - Social Committee/Welcoming Committee—Goals and Agenda. Ideas about what the Welcoming Committee should accomplish when visiting newcomers to the neighborhood.
 - d. Discuss proposed CC&R fine structure.

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 - Steve Coats
 - I. PMs and/or issues
 - c. Neighborhood & Welcoming Committee –
 - d. Road Committee – Chris Whittenhall and Richard Spradley
 - I. Update on planning progress and input from special meetings.
 - e. Wildlife Committee –
 - f. Landscaping Committee –Marie Coates
 - I. ROW and general mowing
 - II. Front and gate entrances
 - III. Sprinkler systems
 - IV. Fall landscaping and winterization process
 - g. CCR Revision Study Committee – Richard Spradley, Chris Whittenhall, Donna Bjornson, Lori Davies,
 - I. Update
7. Guest Topics (Limited to 5 minutes each)
- a.
 - b.
 - c.
8. Executive Session
- a. None
9. Scheduling of next meeting
- a. Schedule next BOD meeting
 - b. Date agenda to be sent?
 - c. Posting Date?

10. 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.