

## **NOVEMBER 2021 RUBY RANCH HOA BOARD MEETING AGENDA**

Time: 6:30PM – 8:30PM

Date: Tuesday, November 9, 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. October 2021
4. Review of financial statements for the previous month.
  - a. Review and approve financial statement...per bookkeeper's reports.
  - b. Review overdue accounts.
5. Ongoing Business
  - a. Monthly to do list:
    - I. Review expected 2022 spending changes. Set dues for 2022 (DB)
    - II. Decide Annual Meeting date and format. Decide main discussion topics and needed preparation. Finalize AM paperwork and plans for mailing.
    - III. Discuss recruitment for Board member election.
  - 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 requirements for hearings for covenant violations (DB / Lori)
  - b. Agree bookkeeping contract extension for Blue Coyote
7. Standing Committee Updates.
  - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
    - I. Applications
    - II. Violations
    - III. Burn pile update

- b. Gate Committee - P4&5 AND P7&8 Paul Czarnocki, Jim Coates, Rick Gibbs
  - I. PMs and/or issues
  - II. Update on gate operator replacement project
- c. Neighborhood & Welcoming Committee –CR, Janann Gibbs
- d. Road Committee – PM, Richard Spradley.
  - I. Update on 2021-22 road maintenance program development
- 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.