

DECEMBER RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, December 10, 2019

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts (CR), President; Rick Gibbs (RG) Vice President; Donna Bjornson (DB), 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
5. Ongoing Business
 - a. Electronic voting / website / RR Electronic Accounts
 - b. Monthly TO DO list.
 - 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
 - h. Flag repair needs.
 - i. Entrance landscape projects.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. 2020 preliminary budget discussion for January approval
 - b. Review and approve 2020 bookkeeping and web services contracts.
 - c. x

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 – Lu Berlin, CR
- d. Road Committee - James Wier, Richard Spradley, Julie Akers, Griz Tozar
- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CR
- f. Landscaping (Mowing & Misc) 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 January 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.