

DECEMBER RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Monday, December 11, 2017

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts, David Mixon, David Fletcher, Phil Mueller and Patrick Anderson.
2. Welcome and introduce all in attendance.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. November 2017 minutes.
4. Review of financial statements for the previous month(s).
 - a. Review and approve November 2017 financial statement...per bookkeeper's reports.
 - b. Collections
5. Ongoing Business
 - a. Electronic voting / website / RR Electronic Accounts. Bid process for web services and bookkeeping.
 - b. FROM: Monthly TO DO list...
 - i. Discussion of Annual meeting paperwork (agenda, quorum, candidates/vote, year in review
 - ii. Finalize all Annual meeting paperwork and prepare for print...including gate code change information.
 - iii. Establish AM date, time, and venue.
 - iv. Dues invoices out by EOM including terms clearly stated.
 - c. Speeding cars and sheriff.
 - d. Quarries
 - I. Hays
 - II. Centex
 - e. Year In Review, Newsletter & Life safety plans.
 - f. Committee recruitment.
 - a. Landscaping. ROW and general mowing, front entrance, gate entrances. RFP process.
 - b. Front entrance project.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. Payment process, credit cards.
7. Standing 2015 Committee. Updates.
 - a. Architectural Control Committee –Kathryn Hirst, Kelly Baugher, Andrea Siebert

Applications and violations report

- b. Gate Committee - P4&5 Paul Czarnocki, Thomas Doebner AND P7&8 Jim Coates
 - c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Karen Marshall
 - d. Road Committee – Mark Rawlings
 - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings
8. Guest topics. Limited to 5 minutes each.
9. Executive Session.
- a. Prior meeting oral summary – President
 - b. HOA Legal – Attorney matters
10. Scheduling of next meeting and conclusion.
- a. Schedule January 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.