

DECEMBER RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, December 13, 2016

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts, President; David Mixon, Vice President; Kelly Baugher, Secretary; Phil Mueller, At Large; and David Fletcher, Treasurer.
2. Welcome and introduce all.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. October
 - b. November
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement...per bookkeeper's reports.
 - b. Collections and attorney.
5. Ongoing Business
 - a. Electronic voting / website / RR Electronic Accounts
 - b. End of Year Procedures...monthly to do.
 - I. Continue discussion of Annual meeting paperwork (agenda, quorum, candidates/vote, year in review)
 - c. Speeding cars and sheriff.
 - d. Quarries.
 - e. Year In Review, Newsletter & Life safety plans
 - f. Committee recruitment.
 - g. Street signs, continued... Evans vs. Highway Infrastructure Safety + new expenses

- h. Landscaping. ROW and general mowing, front entrance, gate entrances.
 - i. Attorney and issues.
6. New Business. Board Member topics. Limited to 5 minutes each.
- a.
 - b.
7. Standing 2015 Committee. Updates.
- a. Architectural Control Committee – Kevin Ritchie
 - I. Violations
 - II. Applications
 - III. Legal
 - b. Gate Committee - Phase 4&5 Paul Czarnocki, Thomas Doebner AND Phase 7&8 John Kimbrough, Jim Coates
Maintenance work & repairs needed
 - c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Karen Marshall
List of residents who moved and new incoming and update
 - d. Road Committee – Mark Rawlings
Overlay and repairs, McCoy, Crack sealing
 - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings
8. Guest topics. Limited to 5 minutes each.
- a. Xx
 - b. Xx
9. Executive Session.
- a. Prior meeting oral summary – President
 - b. HOA Legal.
 - c. ACC legal.
10. Scheduling of next meeting and conclusion.
- a. Schedule December 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.