

## DECEMBER RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Wednesday, December 2, 2015

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts, President; David Mixon, Vice President; Donna Bjornson, Treasurer; Tim Dowling, At Large and Kelly Baugher, At Large/Secretary.
2. Welcome and introduce visitors.
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. Collections to attorney.
  - b. Review and approve financial statement.
5. Ongoing Business
  - a. Electronic voting / website / RR Electronic Accounts
  - b. End of Year Procedures...monthly to do.
  - c. Speeding cars and sheriff.
  - d. Quarries.
  - e. Quarterly newsletter & Life safety plans.
  - f. Committee recruitment.
6. New Business. Board Member topics. Limited to 5 minutes each.
  - a. CR – RFPs for landscaping
  - b. CR – Continue discussion of Annual meeting paperwork (dues, gates budgets, agenda, quorum, candidates/vote, year in review)
  - c. Road Markings
  - d. RRR culvert area north of stop sign, embankment flood repairs.

- e. Ruby gate access.
  - f. Xx
7. Standing 2015 Committee. Updates.
- A. Executive Session prior meeting oral summary – Cristi Roberts
  - B. Road Committee – Mark Rawlings (David Mixon, liaison)
    - a. Overlay and repairs.
    - b. Bridge walkway.
  - C. Gate Committee - Paul Czarnocki (David Mixon, liaison)
    - a. Phase 4&5 Paul Czarnocki, Thomas Doebner
    - b. Phase 7&8 John Kimbrough, Jim Coates
  - D. Landscaping Committee – Steve Selger (Donna Bjornson, liaison)
  - E. Wildlife Committee – Tim Dowling (Tim Dowling, liaison)
  - F. Neighborhood & Welcoming Committee – ...
    - a. Lu Berlin, Christi Anderson. list of residents who moved and new incoming and update
  - G. Architectural Control Committee – Kevin Ritchie (David Mixon, liaison)
    - a. Association Management update
    - b. Applications, violations, legal
8. Guest topics. Limited to 5 minutes each.
- a. Xx
  - b. Xx
9. Executive Session.
- a. HOA Legal.
  - b. ACC legal.
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.