

**NOTICE**  
**RUBY RANCH HOA BOARD MEETING AGENDA**

Time: 6:30PM – 8:30PM  
Date: Tuesday, December 6, 2022  
Location: via Microsoft Teams

**AGENDA**

**The December 2022 meeting is scheduled as a Teams Video/Conference Call.**

1. Call to Order and Establish Quorum  
(3) Board Members - Richard Spradley, Donna Bjornson, Chris Whittenhall
2. Welcome and introduce all in attendance.
  - a. Introduce Christina Ramirez Camarillo and motion for nominating Christina for the board position of Ruby Ranch HOA Secretary.
3. Review and approve Meeting Minutes for the previous month(s)
  - a. November 2022
4. Review of financial statements for the previous month.
  - a. Review and approve November financial statement - Bookkeeper's Report
  - b. Collections
5. Existing Business: Discuss/Consider/Take Action Regarding:  
Monthly Review
  - a. Traffic Stats
  - b. Quarries - RS
    - I. Hays
    - II. Centex
  - c. Committee Recruitment
  - d. Administrative
  - e. Legal updates
  - f. Begin discussion of Annual Meeting - Agenda, Candidates / Vote, Year in Review
6. New Business - Discuss/Consider/Take Action Regarding:  
Board Member topics (Limited to 5 minutes each)
  - a. RS/CW – Status of Website/chat section/collection of emails
  - b. DB – Quickbooks Online – status update.
  - c. Review and vote on the proposal by Frontier Communications to at no charge to the HOA install fiber for broadband throughout Ruby Ranch. This would give all members another option for internet service.

## Standing 2022 Committee - Updates

- a. Architectural Control Committee –Kelly Baugher, Dayna Salter and Steve Jackson
    - a) Applications
    - b) New Violations
    - c) Update on Previous Violations
  - b. Gate Committee - Steve Coats
    - I. PMs and/or issues
  - c. Neighborhood & Welcoming Committee –
  - d. Social Committee
    - I. Update on December event
  - e. Road Committee – Chris Whittenhall and Richard Spradley
    - I. Update on planning progress and input from special meetings.
  - f. Landscaping Committee –Marie Coates
    - I. ROW and general mowing
    - II. Front and gate entrances
    - III. Sprinkler systems
    - IV. Fall landscaping and winterization process
  - g. CCR Revision Study Committee – Richard Spradley, Chris Whittenhall, Donna Bjornson, Lori Davies,
    - I. Update
7. Guest Topics (Limited to 5 minutes each)
- a.
  - b.
  - c.
8. Executive Session
- a. None
9. Scheduling of next meeting
- a. Schedule next BOD meeting
  - b. Date agenda to be sent?
  - c. Posting Date?

## 10. 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.