

DECEMBER 2021 RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, December 7, 2021

Location: Zoom Conference Call

1. Establish Quorum (3) Board Members. Rick Gibbs, Phil Mueller, Donna Bjornson, Cristi Roberts and David Mixon
2. Welcome and introduce all in attendance.
3. Review and approve Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. November 2021
4. Review of financial statements for the previous month.
 - a. Review and approve financial statement...per bookkeeper's reports.
 - b. Review overdue accounts.
5. Ongoing Business
 - a. Monthly to do list:
 - I. Discuss recruitment for Board member election / Nominating Committee
 - II. Review Annual Meeting paperwork and actions needed
 - b. Sheriff patrol update (RG).
 - c. Quarries (CR)
 - I. Hays
 - II. Centex
 - d. Committee recruitment.
 - e. Legal - Update on Creekside situation, Bylaws review on establishing ability to issue fines for covenant violations
6. New Business. Board Member topics.
7. Standing Committee Updates.
 - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
 - I. Applications
 - II. Violations
 - III. Burn pile update
 - b. Gate Committee - P4&5 AND P7&8 Paul Czarnocki, Jim Coates, Rick Gibbs
 - I. PMs and/or issues
 - c. Neighborhood & Welcoming Committee –CR, Janann Gibbs

- d. Road Committee – PM, Richard Spradley.
 - I. Update on 2021-22 road maintenance program development. Results of Southwest Engineering review.
- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CR
- f. Landscaping Committee – Marie Coates
 - I. Update ongoing items
 - II. Board feedback on Bright View proposal.
 - III. Review of current contract termination options (Lori)
- 8. Guest topics. Limited to 5 minutes each.
 - a. x
 - b. x
 - c. x
- 9. Executive Session (Guests excluded)
- 10. Scheduling of next meeting and conclusion.
 - a. Schedule next 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.