

DECEMBER 2020 RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, December 8 2020

Location: Zoom

Due to the current Covid19 situation, the meeting is scheduled as a 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 2020
4. Review of financial statements for the previous month.
 - a. Review and approve financial statement...per bookkeeper's reports.
5. Ongoing Business
 - a. Adopt 2021 Budget (DB)
 - I. Review and agree budget requests from Committees
 - II. Review cash flow forecast and adopt 2021 budget
 - b. Finalize plans for Annual Meeting Monday Feb 22 (RG and SC)
 - I. Agenda items and speakers
 - II. Agree process for candidate solicitation and voting
 - III. Finalize website posting and paperwork for printing
 - c. Sheriff patrol update (RG)
 - d. Quarries (CR)
 - I. Hays
 - II. Centex
 - e. Committee recruitment.
 - f. Legal update
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. CCR Update Project (DM / KB) (?)
7. Standing Committee Updates.
 - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
 - I. Applications
 - II. Violations

- b. Gate Committee - P4&5 AND P7&8 Paul Czarnocki, Jim Coates, Kevin Boissonneault
 - I. PMs and/or issues
 - II. Discuss options for gate directory system update
- c. Neighborhood & Welcoming Committee –CR
- d. Road Committee – PM, Richard Spradley, Julie Akers.
- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CR
- f. Landscaping Committee – Marie Coates
 - I. ROW and general mowing
 - II. Entrance landscaping project warranty work (CR)
 - III. Removal of trees and plants around fire hydrants
- 8. Guest topics. Limited to 5 minutes each.
 - a. x
 - b. X
 - c. x
- 9. Executive Session if needed.
- 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.