

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

Time: 6:30PM – 8:30PM  
Date: Tuesday, January 10, 2023  
Location: via Microsoft Teams

**AGENDA**

**The January 2023 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, Christina Ramirez Camarillo
2. Welcome and introduce all in attendance.
  - a.
3. Review and approve Meeting Minutes for the previous month(s)
  - a. December 2022
4. Review of financial statements for the previous month.
  - a. Review and approve December 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 – All call for volunteers to serve on the 3 open board positions.
  - d. Administrative
  - e. Legal updates
  - f. Annual Meeting - Agenda, Candidates / Vote, Year in Review
    - I. Assign speaker roles and prep needed
    - II. Finalize Agenda
    - III. Venue
    - IV. Finalize Agenda, paperwork - prepare for print, mailout, website post
    - V. Signs and communications for meeting
6. New Business - Discuss/Consider/Take Action Regarding:  
Board Member topics (Limited to 5 minutes each)
  - a. RS/CW – Update of Website/chat section/collection of emails
  - b. DB – Quickbooks Online – status update.
  - c. CW - Update on Frontier Communications

## 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 - Jim Coats
    - I. PMs and/or issues
  - c. Neighborhood & Welcoming Committee –
  - d. Social Committee
    - I. Update on Spring 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