

## **JANUARY 2021 RUBY RANCH HOA BOARD MEETING AGENDA**

Time: 6:30PM – 8:30PM

Date: Monday, January 11, 2021

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. December 2020
4. Review of financial statements for the previous month.
  - a. Review and approve financial statement...per bookkeeper's reports.
5. Ongoing Business
  - a. Review final 2021 Budget (DB)
  - b. Update plans for Annual Meeting Monday Feb 22 (RG)
    - I. Agenda and speakers
    - II. Agree details for Zoom meeting 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) (?)
  - b. Discuss and decide request to combine lots
7. Standing Committee Updates.
  - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
    - I. Applications
    - II. Violations
    - III. E Bartlett habitual offender
    - IV. W Bartlett fence update

- 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)
- 8. Guest topics. Limited to 5 minutes each.
  - a. x
  - b. X
  - c. x
- 9. Executive Session – update of ongoing discussion
- 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.