

FEBRUARY 2022 RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, February 8, 2022

Location: Zoom Conference Call

1. Establish Quorum (3) Board Members. Rick Gibbs, Phil Mueller, Donna Bjornson, Cristi Giguere 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. January 2022
4. Review of financial statements for the previous month.
 - a. Review and approve financial statement...per bookkeeper's reports.
 - b. Status report on 2022 dues receipt
5. Ongoing Business
 - a. Request for subdivision of lot (Frank Dickey)
 - b. Monthly to do list:
 - I. Confirm candidates for Board member election
 - II. Finalize Annual Meeting agenda and speakers.
 - III. Confirm details for Zoom meeting and voting
 - c. Sheriff patrol update (RG).
 - d. Quarries (CG)
 - I. Hays
 - II. Centex
 - e. Committee recruitment.
 - f. Legal - Update on Creekside situation, authority to grant CC&R variance
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 (RS)
 - IV. Clarifying responsibility for CCR decisions and enforcement (see KB email 12/31)
 - b. Gate Committee - P4&5 AND P7&8 Paul Czarnocki, Jim Coates, Rick Gibbs
 - I. PMs and/or issues

- c. Neighborhood & Welcoming Committee –CG, 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, CG
- f. Landscaping Committee – Marie Coates
 - I. Update ongoing items
- 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.