

JANUARY RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, March 8, 2016

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts, David Mixon, Kelly Baugher, Phil Mueller, David Fletcher.
2. Welcome and introduce all.
3. Close Annual Meeting with quorum count and election results.
 - a. Elect/assign 2016 Board of Directors positions...President, Vice President, Treasurer, Secretary, At Large.
 - b. Review and approved Meeting Minutes for Annual Meeting.
4. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. Review and approved Meeting Minutes for previous month(s).
5. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement...per bookkeepers reports.
 - b. Dues statements out 3/1/15 including assessed interest.
 - c. Collections to attorney.
6. Ongoing Business
 - a. Electronic voting / website / RR Electronic Accounts
 - b. End of Year Procedures...monthly to do.
 - c. Speeding cars and sheriff.
 - d. Quarries.
 - I. Meetings
 - II. Potential of monitoring company

e. Quarterly newsletter & Life safety plans.

f. Committee recruitment.

7. New Business. Board Member topics. Limited to 5 minutes each.

a. CR – discuss existing contracts

b. CR – discuss bylaws and CCRs

c. Spring fling date, location, budget

d. Street signs, continued...

e. Changing registered agent with the Secretary of State each year after the board is determined.

f. Changing of registered agents with both HOA banks.

g. ??

8. Standing 2015 Committee. Updates.

a. Architectural Control Committee – Kevin Ritchie

I. Association Management update

II. Applications, violations, legal

b. Gate Committee - Phase 4&5 Paul Czarnocki, Thomas Doebner AND Phase 7&8 John Kimbrough, Jim Coates

I. Maintenance work

II. Remotes

III. Repairs needed

IV. Gate code change

c. Landscaping Committee – Steve Selger

- I. ROW and general
 - II. Front entrance
 - III. Gate entrances
- d. Neighborhood & Welcoming Committee – Christi Anderson & Lu Berlin
- I. List of residents who moved and new incoming and update
- e. Road Committee – Mark Rawlings
- I. Overlay and repairs.
 - II. Crack sealing.
- f. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings
9. Guest topics. Limited to 5 minutes each.
- a. Xx
 - b. Xx
10. Executive Session.
- a. Prior meeting oral summary – President
 - b. HOA Legal.
 - c. ACC legal.
11. Scheduling of next meeting and conclusion.
- a. Schedule April 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.