

MARCH 2022 RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM-8:30PM

Date: Tuesday, March 8, 2022

Location: Zoom

Due to the current Covid19 situation, the meeting is scheduled as a Zoom conference call.

1. Establish Quorum (3) board members. Donna Bjornson, Cristi Giguere, Richard Spradley and Chris Whittehall.
2. Welcome and introduce all in attendance.
3. Discuss and decide 2022 director positions – President, Vice President, Treasurer and Secretary.
4. Review and approve meeting minutes for previous month(s) and/or special meeting(s).
 - a. February 2022
 - b. Annual meeting
5. Review of financial statements for the previous month.
 - a. Review and approve financial statement...per bookkeeper's report.
 - b. Review unpaid 2022 dues. **Dues statements out 3/31/22 with accrued interest.**
6. Ongoing business
 - a. Update on request for subdivision of lot (Frank Dickey)
 - b. Monthly to do list – handover for any board members in new positions
 - c. Sheriff patrol update
 - d. Quarries (CR)
 - i. Hays
 - ii. Centex
 - e. Committee recruitment
 - f. Legal update
 - i. Update on creekside situation, authority to grant CC&R variance

7. New business. Board member topics. Limited to 5 minutes each.
 - a. Any follow up from annual meeting?
 - b. X
 - c. X
8. Standing committee updates
 - a. Architectural control committee – Kelly Baugher, Dayna Salter and Steve Jackson
 - i. Applications
 - ii. Violation
 - iii. Burn pile update (RSP
 - iv. Continued discussion regarding responsibilities of the ACC
 - b. Gate committee – Jim Coates, Rick Gibbs, and Paul Czarnocki
 - i. PMs and/or issues
 - c. Neighborhood & welcoming committee – Cristi Giguere
 - d. Road committee – Richard Spradley and Phil Mueller
 - i. Update on maintenance program development
 - e. Wildlife committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon and CG
 - f. Landscaping committee – Marie Coates
 - i. ROW and general mowing
 - ii. Sprinkler system repairs
9. Guest topics. Limited to 5 minutes each.
 - a. X
 - b. X
 - c. X
10. Executive session if needed.
11. Scheduling of next meeting and conclusion
 - a. Schedule next BOD meeting
 - b. Conclusion

The Ruby Ranch HOAs BOD reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any matters of The Association.