

APRIL RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Monday, April 27, 2020

Location: Zoom

Due to the current Covid19 situation, the regularly scheduled meetings for March and April at the Lodge were cancelled. This April meeting is rescheduled as a Zoom Conference Call.

1. Quorum (3) Board Members. Cristi Roberts, Rick Gibbs, Donna Bjornson, Phil Mueller and David Mixon
2. Welcome and introduce all in attendance.
3. Elect 2020 director positions of President, Vice President, Treasurer and Secretary.
4. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. February 2020
 - b. Annual Meeting 2020. NO minutes necessary, just discuss.
5. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement...per bookkeeper's reports.
 - i. March
 - ii. April
 - b. Review unpaid 2020 dues
 - c. Review and update collections process
6. Ongoing Business
 - a. Electronic voting / website / RR Electronic Accounts
 - b. Monthly TO DO list.
 - I. Acclimate all members to current contracts and policies.
 - II. Dues statements out with note that outstanding balances will be turned to collections with all fees associated at the responsibility of the lot owner.
 - III. Change registered agent with the Secretary of State if necessary.
 - c. Speeding cars and sheriff.
 - d. Quarries
 - I. Hays
 - II. Centex
 - e. Year In Review, Newsletter & Life safety plans – No activity until end of year.
 - f. Committee recruitment.
 - g. Legal updates
 - I. Creekside lawsuit
 - II. Richards foreclosure
 - h. ROADS....CURRENT INFORMATION TO BE SHARED AND DECISIONS TO BE MADE.

7. New Business. Board Member topics. Limited to 5 minutes each.
 - a. CR – committee appreciation
 - b. x
 - c. x
8. Standing 2020 Committee. Updates.
 - a. Architectural Control Committee –Kelly Baugher, Tommy Owen
 - I. Applications
 - II. Violations
 - b. Gate Committee - P4&5 AND P7&8 Paul Czarnocki, Jim Coates, Kevin Boissonneault
 - I. PMs and/or issues
 - II. Spring Gate Code Change
 - c. Neighborhood & Welcoming Committee –
 - d. Road Committee – James Wier, Richard Spradley, Julie Akers, Griz Tozar
 - I. Continued discussion regarding each road and appropriate work to occur
 - II. Discussion regarding budgeting
 - III. Agree 2020 priorities and forward plan
 - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CR
 - f. Landscaping Committee – Andrea Siebert and Marie Coates
 - I. ROW and general mowing
 - II. Front and gate entrances
 - III. Spring planting, completion of renovation project
9. Guest topics. Limited to 5 minutes each.
10. Executive Session.
 - a. Prior meeting oral summary – President
11. Scheduling of next meeting and conclusion.
 - a. Schedule May BOD meeting.
 - b. Conclusion.