

APRIL RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, April 9, 2019

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts (CR), President; Cliff Sorrell (CS), Vice President; David Fletcher (DF), Treasurer; Phil Mueller (PM), Secretary; and Patrick Anderson (PA), At Large.
2. Welcome and introduce all in attendance.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. March 2019
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement...per bookkeeper's reports.
 - b. Collections
 - i. Past Due. 209 Letters out 3/15. Then certified.
 - ii. Confirm Clark Cove payment
5. Ongoing Business
 - a. Electronic voting / website / RR Electronic Accounts
 - b. Monthly TO DO list.
 - I. From March. Change registered agent with the Secretary of State if necessary.
 - II. From March. Gate code change in March and signs.
 - III. Spring road work – print signs
 - IV. Discuss bylaws and CCRs to ensure all BOD are in understanding.
 - V. Franchise tax and 1120H due in May
 - 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 #1 foreclosure
 - II. Creekside #2 March payments
 - III. Richards foreclosure
 - h. Committee thank yous, from March.
 - i. Bridge and insurance as brought up at the annual meeting from February.

6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. Four way stop sprinkler leak.
 - b. x
 - c. x

7. Standing 2019 Committee. Updates.
 - a. Architectural Control Committee –Kelly Baugher, Andrea Siebert, JD Sellers
 - I. Applications
 - II. Violations

 - b. Gate Committee - P4&5 AND P7&8 Paul Czarnocki, Jim Coates, Kevin Boissonneault
 - I. Spring Gate Code Change
 - II. Fence update.

 - c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Karen Marshall, CR

 - d. Road Committee – Mark Rawlings
 - Fresh bids.
 - Road engineer and road drop offs.

 - 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 – 2019 contract.
 - II. Front and gate entrances
 - III. Fence renovation project

8. Guest topics. Limited to 5 minutes each.
 - a. X
 - b. X
 - c. x

9. Executive Session.
 - a. Prior meeting oral summary – President

10. Scheduling of next meeting and conclusion.
 - a. Schedule May 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.