

MAY RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, May 9, 2017

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts, David Mixon, David Fletcher, Phil Mueller and Patrick Anderson.
2. Welcome and introduce all in attendance.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. April 2017 minutes approved electronically. ALL agreed via email.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement...per bookkeeper's reports.
 - b. Collections and attorney
5. Ongoing Business
 - a. Electronic voting / website / RR Electronic Accounts
 - b. FROM: Monthly TO DO list...nothing for May
 - c. Speeding cars and sheriff.
 - d. Quarries.
 - e. Year In Review, Newsletter & Life safety plans.
 - I. Wildland/urban interface by BFD pushed from April
 - f. Committee recruitment.
 - g. Landscaping. ROW and general mowing, front entrance, gate entrances.
 - I. Updating landscaping
 - II. Update on water issue at 4 way stop and clark cove gate PLUS head off at labenski gate
 - h. Collection process, continued from March.
 - i. Nonprofit filing
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. Architectural control committee
 - i. Matzig Cove issue meeting set for 5/11/17
 - ii. RRR issue follow up?
7. Standing 2015 Committee. Updates.
 - a. Architectural Control Committee –Kelly Baugher, Andrea Siebert
Applications and violations report

- b. Gate Committee - P4&5 Paul Czarnocki, Thomas Doebner AND P7&8 Jim Coates
 - c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Karen Marshall
List of residents who moved and new incoming and update
 - d. Road Committee – Mark Rawlings
2017 road repairs contract update
 - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings
Pig and coyote follow up from February’s annual meeting
8. Guest topics. Limited to 5 minutes each.
9. Executive Session.
- a. Prior meeting oral summary – President
 - b. HOA Legal.
10. Scheduling of next meeting and conclusion.
- a. Schedule June 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.