

**NOTICE**  
**RUBY RANCH HOA BOARD MEETING AGENDA**

Time: 6:30PM – 8:30PM  
Date: Tuesday, May 9, 2023  
Location: via Microsoft Teams

**AGENDA**

**The May 2023 meeting is scheduled as a Teams Video/Conference Call.**

1. Call to Order and Establish Quorum  
(3) Board Members - Richard Spradley, Donna Bjornson, Chris Whittenhall, Christina Ramirez Camarillo, Juliette Akers
2. Welcome and introduce all in attendance.
3. Review and approve Meeting Minutes for the previous month(s)
  - a. April 2023
4. Review of financial statements for the previous month.
  - a. Review and approve March and April financial statements - Bookkeeper's Report
  - b. Collections
  - c. Franchise tax and 1120H due soon
5. Existing Business: Discuss/Consider/Take Action Regarding:  
Monthly Review
  - a. Quarries - RS
    - I. Hays
    - II. Centex
  - b. Committee Recruitment
  - c. Administrative
  - d. Legal updates
6. New Business - Discuss/Consider/Take Action Regarding:  
Board Member topics (Limited to 5 minutes each)
  - a. Discuss Bylaws and CCR's to ensure understanding / alignment of Board members
  - b. If gate code to change, communicate with signs and website

## Standing 2023 Committee - Updates

- a. Architectural Control Committee –Kelly Baugher, Dayna Salter and Steve Jackson
  - a) Applications
  - b) New Violations
  - c) Update on Previous Violations
- b. Gate Committee - Jim Coats
  - I. PMs and/or issues
- c. Neighborhood & Welcoming Committee – Christina Ramirez Camarillo
- d. Social Committee - Christina Ramirez Camarillo
  - I. Update on Spring event
- e. Road Committee – Chris Whittenhall and Richard Spradley
  - I. Update - Executive Summary of Road and CCR modifications
- f. Landscaping Committee –Marie Coates
  - I. ROW and general mowing
  - II. Front and gate entrances
  - III. Sprinkler systems
- g. CCR Revision Study Committee – Richard Spradley, Chris Whittenhall, Donna Bjornson, Lori Davies,
  - I. Update - Executive Summary of Road and CCR modifications

## 7. Guest Topics (Limited to 5 minutes each)

- a.
- b.
- c.

## 8. Executive Session

- a. None

## 9. Scheduling of next meeting

- a. Schedule next BOD meeting
- b. Date agenda to be sent?
- c. Posting Date?

## 10. 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.