

## **AUGUST 2021 RUBY RANCH HOA BOARD MEETING AGENDA**

Time: 6:30PM – 8:30PM

Date: Wednesday, August 11 2021

Location: Ruby Ranch Lodge

1. Establish Quorum (3) Board Members. Rick Gibbs, Phil Mueller, Donna Bjornson, Cristi Roberts and David Mixon
2. Welcome and introduce all in attendance.
3. Review and approve Meeting Minutes for previous month(s) and/or Special Meeting(s).
  - a. July 2021
4. Review of financial statements for the previous month.
  - a. Review and approve financial statement...per bookkeeper's reports.
  - b. Review unpaid 2021 dues.
5. Ongoing Business
  - a. Monthly to do list
  - b. Sheriff patrol update (RG).
  - c. Quarries (CR)
    - I. Hays
    - II. Centex
  - d. Committee recruitment.
  - e. Legal update
6. New Business. Board Member topics.
  - a. New legislation impacting HOA's – update from attorney (DB)
  - b. Update Lodge vs Zoom for future meetings (RG)
7. Standing Committee Updates.
  - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
    - I. Applications
    - II. Violations
    - III. Case under discussion on Story Dr will be discussed in Executive Session
  - b. Gate Committee - P4&5 AND P7&8 Paul Czarnocki, Jim Coates, Kevin Boissonneault
    - I. PMs and/or issues
  - c. Neighborhood & Welcoming Committee –CR, Janann Gibbs

- d. Road Committee – PM, Richard Spradley.
- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CR
- f. Landscaping Committee – Marie Coates
  - I. Bid solicitation for new contract
- 8. Guest topics. Limited to 5 minutes each.
  - a. x
  - b. x
  - c. x
- 9. Executive Session (Guests excluded)
- 10. Scheduling of next meeting and conclusion.
  - a. Schedule next 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.