AUGUST RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM
Date: Tuesday, August 2, 2016
Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts, President; David Mixon, Vice President; Kelly Baugher, Secretary; Phil Mueller, At Large; and David Fletcher, Treasurer.

2. Welcome and introduce all.

3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).

4. Review of financial statements for the previous month(s).
   a. Review and approve financial statement...per bookkeeper’s reports.
      JULY
      AUGUST
   b. Collections and attorney.

5. Ongoing Business
   a. Electronic voting / website / RR Electronic Accounts
      I. OLD ITEM, policies “button” on website. All to check old notes for previously set policies.
      II. OLD ITEM, utilities posting KB
   b. End of Year Procedures...monthly to do.
   c. Speeding cars and sheriff.
   d. Quarries.
      I. Meetings
      II. Potential of monitoring company
   e. Quarterly newsletter & Life safety plans. (push to Fall)
f. Committee recruitment.

g. Street signs, continued... Evans vs. Highway Infrastructure Safety

h. Changing registered agent with the Secretary of State each year after the board is determined.

6. New Business. Board Member topics. Limited to 5 minutes each.

   a. 2016 budget

   b. Self-performing ACC duties and fining structure pursuant to bylaw amendment in 2015

   c.


   a. Architectural Control Committee – Kevin Ritchie

      I. Association Management update

      II. Applications

      III. Legal
          i. Garage issue
          ii. Lodge lawsuit

   b. Gate Committee - Phase 4&5 Paul Czarnocki, Thomas Doebner AND Phase 7&8 John Kimbrough, Jim Coates

      I. Maintenance work

      II. Remotes

      III. Repairs needed

   c. Landscaping Committee – Steve Selger

      I. ROW and general

      II. Front entrance
III. Gate entrances

IV. Other projects
d. Neighborhood & Welcoming Committee – Christi Anderson & Lu Berlin

I. List of residents who moved and new incoming and update
e. Road Committee – Mark Rawlings

I. Overlay and repairs.

II. Crack sealing.

III. McCoy

f. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings

8. Guest topics. Limited to 5 minutes each.

a. Xx

b. Xx

9. Executive Session.

a. Prior meeting oral summary – President

b. HOA Legal.

c. ACC legal.

10. Scheduling of next meeting and conclusion.

a. Schedule September 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.