

NOTICE
RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM
Date: Tuesday, 09 August 2022
Location: via Microsoft Teams

AGENDA

Due to the current Covid19 situation, the August 2022 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 and Cristi Giguere
2. Welcome and introduce all in attendance
3. Review and approved Meeting Minutes for previous month(s)
 - a. June 2022
4. Review of financial statements for the previous month.
 - a. Review and approve June's financial statement - Bookkeeper's Report
 - b. Collections
5. Existing Business: Discuss/Consider/Take Action Regarding:
 - a. Monthly Review
 - I. Dues statements out with note that outstanding balances will be turned to collections with all fees associated at the responsibility of the lot owner
 - II.
 - b. Traffic Stats
 - c. Quarries
 - I. Hays
 - II. Centex
 - d. Committee Recruitment
 - e. Administrative
 - f. Legal updates
6. New Business - Discuss/Consider/Take Action Regarding:
Board Member topics (Limited to 5 minutes each)
 - a) Discuss Bylaws and CCR's for updating by Board members
 - b) Draft outline with proposed changes
 - c) Discuss CD renewal.

7. Standing 2022 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 - P4&5 AND P7&8 - Mr. Coates
 - I. PMs and/or issues
- c. Neighborhood & Welcoming Committee – Cristi Giguere
- d. Road Committee – Chris Whittenhall and Richard Spradley
 - I. Review MLA Geotechnical engineering Report
- e. Wildlife Committee – ?
- f. Landscaping Committee –Marie Coates
 - I. ROW and general mowing
 - II. Front and gate entrances
 - III. Sprinkler systems

8. Guest Topics (Limited to 5 minutes each)

- a.
- b.
- c.

9. Executive Session

- a. Prior meeting oral summary – President

10. Scheduling of next meeting

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

11. 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.