

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

Time: 6:30PM – 8:30PM

Date: Tuesday, September 14 2021

Location: Zoom Conference Call

1. Establish Quorum (3) Board Members. Rick Gibbs, Phil Mueller, Donna Bjornson, Cristi Roberts and David Nixon
2. Welcome and introduce all in attendance.
3. Review and approve Meeting Minutes for previous month(s) and/or Special Meeting(s).
  - a. August 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). Identify items impacting RR HOA and any needed changes in our procedures
7. Standing Committee Updates.
  - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
    - I. Applications
    - II. Violations
  - b. Gate Committee - P4&5 AND P7&8 Paul Czarnocki, Jim Coates, Kevin Boissonneault
    - I. PMs and/or issues
    - II. Review bids to replace gate operators to restore backup / fail open capability
  - c. Neighborhood & Welcoming Committee –CR, Janann Gibbs

- d. Road Committee – PM, Richard Spradley.
  - I. Discuss work needed to develop proposal for 2021-22 road maintenance program
- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CR
- f. Landscaping Committee – Marie Coates
  - I. Status of 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.