

AUGUST RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Wednesday, September 4, 2019

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts (CR), President; Rick Gibbs (RG) Vice President; David Fletcher (DF), Treasurer; Phil Mueller (PM), Secretary; and At Large is open.
2. Welcome and introduce all in attendance.
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.
 - b. Collections
 - i. Past Due. Accounts to collections
 - ii. Confirm Clark Cove progress payment
5. Ongoing Business
 - a. Electronic voting / website / RR Electronic Accounts
 - b. Monthly TO DO list.
 - I. Spring SUMMER road work – print signs
 - c. Speeding cars and sheriff.
 - d. Quarries
 - I. Hays
 - II. Centex
 - e. Year In Review, Newsletter & Life safety plans – No activity until end of year.
 - f. Committee recruitment.
 - g. Legal updates
 - I. Richards foreclosure
 - II. Creekside lawsuit. Vote to proceed, again.
 - h. Bridge and insurance. FU. Culvert inclusion.
 - i. Four way stop sprinkler leaks update.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. Open Board Seat
 - b. Flag repair needs
 - c. Sprinkler system repairs
 - d. Road projects. Discuss and decide work.
 - e. Entrance landscape projects. Discuss and decide work.
 - f. Insurance review.

7. Standing 2019 Committee. Updates.
 - a. Architectural Control Committee –Kelly Baugher and JD Sellers
 - I. Applications
 - II. Violations
 - b. Gate Committee - P4&5 AND P7&8 Paul Czarnocki, Jim Coates, Kevin Boissonneault
 - I. PM
 - II. Issues
 - c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, CR
 - d. Road Committee – Mark Rawlings
 - I. Fresh bids - update
 - II. Road engineer and road drop offs - update
 - III. Ribbon curbs
 - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CR
 - f. Landscaping Committee – Andrea Siebert and Marie Coates
 - I. ROW and general mowing – the mowing and the 2019 contracts.
 - II. Front and gate entrances mowing
8. Guest topics. Limited to 5 minutes each.
 - a. X
 - b. X
 - c. x
9. Executive Session.
 - a. Prior meeting oral summary – President
10. Scheduling of next meeting and conclusion.
 - a. Schedule October BOD meeting.
 - b. Conclusion.

The Ruby Ranch Homeowners 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.