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.
   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.