

NOTICE
RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM
Date: Tuesday, December 5, 2023
Location: via Microsoft Teams

AGENDA

The December 2023 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, Juliette Akers
2. Welcome and introduce all in attendance.
3. Review and approve Meeting Minutes for the previous month(s)
 - a. October 2023
 - b. November 2023
4. Review of financial statements for the previous month.
 - a. Review and approve November's financial statements - Bookkeeper's Report
 - b. Collections
 - c. 2024 budget approval
5. Existing Business: Discuss/Consider/Take Action Regarding:
Monthly Review
 - a. Quarries – Hays and Centex - RS
 - b. Board and Committee Recruitment
 - i.
 - c. Administrative
 - i. Agree on the Annual Meeting (AM) date, time, venue
 - ii. Draft AM agenda
 - iii. Finalize AM paperwork and prepare for print
 - iv.
 - d. Legal updates
6. New Business - Discuss/Consider/Take Action Regarding:
Board Member topics (Limited to 5 minutes each)
 - a)
 - b)

Standing 2023 Committee - Updates

- a. Architectural Control Committee – Dayna Salter and Evan Miller
 - a) Applications
 - b) New Violations
- b. Update on Previous Violations
- c. Gate Committee - Jim Coats
 - I. PMs and/or issues
- d. Neighborhood & Welcoming Committee –
 - I. Status
- e. Social Committee -
- f. Road Committee – Chris Whitehall and Richard Spradley
 - I. Road repair schedule – 12/11 thru 12/13
- g. Landscaping Committee –Marie Coates
 - I. ROW and general mowing
 - II. Front and gate entrances.
 - III. Sprinkler systems
 - IV. Status of fall landscaping and winterization process

7. Guest Topics (Limited to 5 minutes each)

- a.

8. Executive Session

- a.

9. Scheduling of next meeting

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

10. Conclusion