

**NOTICE**  
**RUBY RANCH HOA BOARD MEETING AGENDA**

Time: 6:30PM – 8:30PM  
Date: Tuesday, November 14, 2023  
Location: via Microsoft Teams

**AGENDA**

**The November 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
4. Review of financial statements for the previous month.
  - a. Review and approve October's financial statements - Bookkeeper's Report
  - b. Collections
  - c. 2024 budget discussion
5. Existing Business: Discuss/Consider/Take Action Regarding:  
Monthly Review
  - a. Quarries – Hays and Centex - RS
  - b. Board and Committee Recruitment
  - c. Administrative
    - I. Set HOA dues for the following year
    - II. Begin discussion of Annual Meeting - agenda, candidates/vote, Year in Review
    - III. Dues invoices out by the end of the month
  - d. Legal updates
6. New Business - Discuss/Consider/Take Action Regarding:  
Board Member topics (Limited to 5 minutes each)
  - a) Approve renewal of bookkeeping and web services contract
  - b) Master Planner Discussion
  - c) Schedule Audit
  - d) Review HOA Management Fee - options and quotes
  - e) ACC Policy discussion

## Standing 2023 Committee - Updates

- a. Architectural Control Committee – Dayna Salter and Steve Jackson
  - 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 -
  - I. Next event?
- f. Road Committee – Chris Whitehall and Richard Spradley
  - I. Update
  - II. Next steps and timeline
  - III. Survey/Engineering – Clark Cove box culvert retaining wall project
- 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