

NOTICE
RUBY RANCH HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM
Date: Tuesday, October 10, 2023
Location: via Microsoft Teams

AGENDA

The October 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, Christina Ramirez Camarillo, Juliette Akers
2. Welcome and introduce all in attendance.
3. Review and approve Meeting Minutes for the previous month(s)
 - a. September 2023
4. Review of financial statements for the previous month.
 - a. Review and approve September's financial statements - Bookkeeper's Report
 - b. Collections
5. Existing Business: Discuss/Consider/Take Action Regarding:
Monthly Review
 - a. Quarries - RS
 - I. Hays
 - II. Centex
 - b. Committee Recruitment
 - c. Administrative
 - I. Committee budget proposals for the following year completed?
 - II. Forecast cash flow budget for the following year, identify any unusual/major budget items, and plan to fund
 - d. Legal updates
6. New Business - Discuss/Consider/Take Action Regarding:
Board Member topics (Limited to 5 minutes each)
 - a) Next year's budget
 - b) Set dues for 2024
 - c) Bookkeeping and Web Services – Renew?
 - d) ACC Duties – discuss outsourcing
 - e) Discuss process and protocols for unresolved ACC issues to legal

Standing 2023 Committee - Updates

- a. Architectural Control Committee –Kelly Baugher, Dayna Salter and Steve Jackson
 - a) Applications
 - b) New Violations
 - c) Update on Previous Violations
- b. Gate Committee - Jim Coats
 - I. PMs and/or issues
- c. Neighborhood & Welcoming Committee – Christina Ramirez Camarillo
- d. Social Committee - Christina Ramirez Camarillo
 - I. Next event?
- e. Road Committee – Chris Whitehall and Richard Spradley
 - I. Contract for regular road maintenance has been executed.
- f. 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
- g. CCR Revision Study Committee – Richard Spradley, Chris Whittenhall, Donna Bjornson, Lori Davies,
 - I. Update

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