

APRIL RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, April 10, 2018

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), David Fletcher (DF), and Patrick Anderson (PA), Phil Mueller (PM) and Cris Baird (CB).
2. Welcome and introduce all. Guests were Scott Christians, Dale Olmstead, Paul Czarnocki, Andrea Siebert and Kelly Baugher.
3. Close Annual meeting
 - a. Quorum count and election results. Item was discussed and deemed complete.
 - b. Elect/assign 2018 director positions of President, Vice President, Treasurer and Secretary. Motion to accept Cristi Rawlings, president; Phil Mueller, vice president; David Fletcher, treasurer; Patrick Anderson, secretary; and Cris Baird, at large by PA, 2nded by DF, ALL were in favor.
4. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
Motion to accept March meeting minutes as presented by PM, 2nded by PA, ALL were in favor.
5. Review of financial statements for the previous month(s).
 - a. March:
\$4004.73 in total income, mostly dues, with one resale certificate.
Expenses totalled \$2789.53 - All were regular monthly expenses with nothing exceptional.
Ledger starting balance \$100,666.11. ledger ending balance \$101,881.31
Total savings and checking \$245,903.71
Motion to accept March financials as presented by PA, 2nded by PM, ALL were in favor.
 - b. Collections and attorney
Certified letters going out now. Several accounts need to be discussed and are on agenda separately. DF to work with collection department to provide update PRIOR to monthly meeting and regarding recording fees and release of lien issues. Also regarding process and flow, payment plans, administration of payment plans, file being kept open during payment plans, power of attorney, answering homeowners directly, account history.

Guests present were allowed to be heard at any point during this meeting, and out of agenda order. Though heard out of order, discussions are documented in agenda order below.

6. Ongoing Business
 - a. Electronic voting / website / RR Electronic Accounts. This item to be added to the monthly to do list in the fall .
 - b. FROM: Monthly TO DO list.
 - i. Acclimate all members to current contracts and policies. Discussed open contracts.
 - ii. Dues statements out with note that outstanding balances will be turned to collections with all fees associated at the responsibility of the lot owner. Currently in progress as discussed in 5b.
 - iii. Change registered agent with Secretary of State. CR to do changing VP name from DM to PM.

- iv. Gate code change in March. Check date. CR get signs from DM. Date change pushed to 4/14/18.
CR contacting A&E signs to create new signs for front entrance and 4 way stop.
- c. Speeding cars and sheriff.
3/23/18. 12 stops. 2 cites speeding. 1 cite no DL, 8 warns speeding, 1 warn expired reg.
3/26/18. 13 stops. 7 cites speeding. 6 warns speeding. 1 warn expired reg.
- d. Quarries. NO UPDATE
 - i. Hays Quarry. Will not meet until late in second quarter and will be by conference call.
 - ii. Centex. CR to work to set up meeting.
- e. Year In Review, Newsletter & Life safety plans.
Nothing anticipated to report until end of year, kept on agenda in case of items needing reporting.
- f. Committee recruitment.
Member Sellers still being contacted to join the ACC. Still looking for community volunteers!
- g. Landscaping. ROW and general mowing, front entrance, gate entrances.
 - i. ROW no mowing has occurred yet in 2018.
 - ii. General mowing is occurring biweekly. Discussed for PM/PA to contact Rogers regarding pest control at the gate controllers and ROW as well as trimming trees along our ROW. AS mentioned a tree hanging low at the Labenski gate.
 - iii. Front and gate entrances. PM/PA to discuss with Rogers weeding must occur with general mowing. No improvement planned at this time, though a spring sprucing is needed.
 - iv. Renovation project. Calvin Gee volunteered to help with this at the Annual Meeting. In his absence the BOD elected new member Cris Baird to head this project. PA presented the potential of changing out the wood to metal and redoing the landscaping to low profile plantings to eliminate the need to enhance the stone. Simply wash stone. Possibly move flags to the NE corner behind the stone. PA & CB to head this.
- h. Matzig cove issue. CR to follow up, homeowner emailed project was moving forward. Homeowner emailed plants were in. ACC members suggested plantings were complete. CR to follow up.

7. New Business. Board Member topics. Limited to 5 minutes each.

- a. ACC appointment. JD Sellers has volunteered. CR invited him to the meeting with no response. CR to email again to check commitment to volunteering.
- b. The board will discuss approving foreclosure on the delinquent property on Clark Cove and the delinquent property on Walter Circle.
Motion to foreclose on the property at 121 Clark Cove due to serious non-payment by PA, 2nded by PM, CR&CB in favor, DF against.
Motion to foreclose on the property at 201 Walter Circle delayed due to length of account being past due. CR to reach out to member to suggest payment plan.
- c. Discuss request from property owner on W Bartlett that wishes to have his legal fees waived. Motion to decline waiving fees for 515 W Bartlett by DF, 2nded by PM, CR & PM in favor, CB abstained.
- d. DF to have sign guys out to bid replacing missing signs or ones not replaced two years ago. Will also straighten any leaning, soft poles. Will also clean all signs.
- e. DF discussed a list of items previously discussed with the HOA attorney as well as updated the BOD on past items. Credit card fees, payment plan fees, lien language, uncontested elections, quorum procedures, describing specific property issues in the minutes, information from the attorney's seminars regarding meeting minutes, procedures and attendance via conference calls.

8. Standing 2018 Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher and Andrea Siebert
AS & KB discussed not having contact with JD Sellers. CR to try to contact. 3 approvals, property upgrades, fence, fence. One final letter going out on Creekside prior to account being turned over to the board. ACC to crack down on fences and requests the HOA work on our fences as well. Volunteer thank you gifts presented by the board.
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Thomas Doebner, Jim Coates, Kevin Boissonneault
Reminder that resident Dawn Austin will pressure wash the stone in the spring. CR emailed with no response. CR to get signs for gate code change. SC to effect the change 4/14/18. PC to contact DM to see who we worked with last year with code changes (ie. Fire department, schools, fedex, etc.)
PC reports minor repairs achieved. PMs up to date and all is well. Volunteer thank you gifts presented by the board.
 - c. Neighborhood & Welcoming Committee – Christi Anderson, Phil Mueller, Lu Berlin, Karen Marshall, CR
CR. Nothing to report. Hope to drive around in spring 2018.
 - d. Road Committee – Mark Rawlings
Not present. MR to email board findings in the next week. Volunteer thank you gift will be presented by the board.
 - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.
Not present, no update given.
9. Guest topics. Limited to 5 minutes each.
 - a. DO. Thanked the ACC for updated backflow list.
 - b. SC. Nothing. Volunteer thank you gift presented by the board.
 - c. AS. Sign is down at Labenski & RRR. Also the speed limit sign at the bridge is leaning.
10. Executive Session.
 - a. Prior meeting oral summary – President. CR no oral summary necessary as all items discussed within the body of the public meeting.
 - b. HOA Legal. Nothing private discussed.
11. Scheduling of next meeting and conclusion.
 - a. Schedule May BOD Meeting. Standard second Tuesday does not work. Changed to Wednesday 5/9/18.
CR to inform lodge.
 - b. Conclusion at 8:33pm.

The Ruby Ranch HOA 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.