

APRIL RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, April 9, 2019

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), Phil Mueller (PM), Patrick Anderson (PA) and Cliff Sorrell (CS). Absent was David Fletcher (DF)
2. Welcome and introduce all. Guests were Marie Coates, Kelly Baugher, Dale Olmstead, Jose Lopez from 701 Clark.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
Motion to accept March's meeting minutes as presented by PA, 2nded by CS, ALL were in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement for March...per bookkeeper's report.
March / YTD
Income totaled \$75,277 - basically all dues and resale certificates.
Expenses totaled \$25,842 mainly recurring monthly expenses.
Total savings and checking \$233,740.89
Motion to accept March's financials by PA, 2nded by PM, ALL were in favor.
 - b. Collections
 - i. Past Due 209 letters went out 3/15 by regular mail, then are to go out 4/26 by certified if not cleared.
 - ii. Clark cove payment. More pos- dated checks given. Attorney delayed again until further action needed.

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.

5. Ongoing Business
 - a. Electronic voting/website/RR Electronic Accounts.
Nothing new at this time!
 - b. Monthly TO DO list.
 - i. FROM MARCH. Change registered agent with he Secretary of State. CR reported done.
 - ii. FROM MARCH. Gate code change in March. Pushed to 4/13/19..
 - c. Speeding cars and sheriff.
CR reported:
3/15 8 stops, 2 cites speed, 2 cites No TDL, 2 warn speed, 2 warn expired reg
3/26 6 stops, 2 cites speed, 1 cite no TDL, 3 warn speed, 1 warn expired reg
Question what is no TDL, none at all or just not on person? CR to verify.
 - d. Quarries.
 - i. Hays Quarry. 4/16/19 conference. All blasts within tolerances. Nothing new business wise to offer other than still working on 183 expansion project which is necessitating round the clock hours.
 - ii. Centex. No update.
 - e. Year In Review, Newsletter & Life safety plans - No activity anticipated until EOY.
 - f. Committee recruitment. - Continue to look for community volunteers
ACC needs help. Try posting on nextdoor.
 - g. Legal Updates
 - i. Creekside #1 Foreclosure. Homeowner halted process. HOA will be paid debt outstanding at the time of filing.
 - ii. Creekside #2. Attorney opinion given in February. Wait until April for all 5 BOD to vote on. Additional violation presented by the ACC at this property showing defiance to CCRs. Full vote taken of entire

present. 7 yay to proceed with legal action. We are aware absent member DF would vote nay based on prior meetings. Motion to begin legal action against Creekside resident in repeated violation of CCRS by PA, 2nded by CS, all present in favor.

iii. Richards. Paperwork filed for foreclosure after March's motion.

- h. Committee thank you(s) as approved in March. The RR BOD appreciates all volunteers and presented with gift certificates for their service.
- i. Bridge and insurance as brought up at the annual meeting from February. CS to get ##s for updating current policy to cover the full value of the bridge in case of catastrophe. MC to ask DNZ to clean suffers as reported on inspection from 5 years ago.

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

- a. 4 way stop sprinkler leak. It is believed DNZ handled.
- b. Mow contract. Marie to talk to DNZ regarding wording.
- c. DO. Thank you to ACC for the updated list of members who would have back flows needing annual inspection.

7. Standing 2018 Committees. Updates.

- a. Architectural Control Committee –Kelly Baugher, Andrea Siebert & JD Sellers
ACC drive around scheduled for week of meeting.. last issued was 24 friendly reminders of CCR violations.
- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
Jim is handling while Paul is away, all is currently good.
Gate code change to occur 4/13. MC volunteered JC to put out signs!
- c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Lisa Tovar, Melanie Scharon, CR
Attempted to reach new owners August 2018 through March 2019. 11 total. 2 CA sold to and gave HOA info at time of sale, Delivered fresh bread from Miss Red's to members home. 1 is undeveloped lot on RRR.
- d. Road Committee – Mark Rawlings
FROM MARCH. MR to engage a road engineer to give opinion about structural repairs needed at this time, looping in the BOD. MR emailed board with results through March. Found Kurt of Gorronadona & Associate willing to perform survey for \$2500. Motion to accept proposal and begin survey by PM. 2nded by CS. All in favor.
- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.
Not present, no update given.
- f. Landscape Committee – Andrea Siebert and Marie Coates.
Row mowing. Scheduled next week.. wildflowers will be an issue.
Front and gate entrances. Mowing happening as expected and cleaned out.
Renovation project. Fence stringers were demo'ed. Posts being left until time of replacement. Very delayed.
It was approved to use DNZ to pressure wash entrance and 4 way at \$660. It was meant to include Clark and Labenski, but overlooked. Work performed and billed Motion to approve total bill of \$995.39 presented by CR, 2nded by PA, all in favor.
AS/MC to engage DNZ for updated contract info. Contracts as offered do not have enough information to sign.
CR/MC to engage DNZ to get better written agreements.
AS to contact DNZ regarding power washing the bridge at the graffiti...12-16 hours, to clean only \$700-900. MC to get price to prime and paint as well.
It was questioned what lights CR has on columns to possibly use on entrance columns. CR to get info.

8. Guest topics. Limited to 5 minutes each.
 - a. Water board meeting 4/16/19.
9. 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 privately discussed.
10. Scheduling of next meeting and conclusion.
 - a. May meeting scheduled for 5/14/19.
 - b. Conclusion at 7:57pm.

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.