

## APRIL RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Monday, April 27, 2020

Location: Zoom Conference Call

DUE TO THE CURRENT COVID 19 SITUATION THE REGULARLY SCHEDULED MEETINGS FOR MARCH AND APRIL AT THE LODGE WERE CANCELLED. THIS APRIL MEETING WAS RESCHEDULED AS A ZOOM CONFERENCE CALL.

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), Rick Gibbs (RG), Phil Mueller (PM), Donna Bjornson (DB). Absent was David Mixon.
2. Welcome and introduce all. Guests were Scott Christians, Marie Coates, Kelly Baugher, David Fletcher, and Ryan Ohlendorf.
3. Elect 2020 director positions of President, Vice President, Treasurer and Secretary. Discussion for positions resulted in Rick Gibbs for President, Phil Mueller for Vice President, Donna Bjornson for Treasurer, Cristi Rawlings for Secretary and David Mixon as At Large. Motion to accept decisions presented by DB, 2nded by PM, ALL were in favor.
4. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
  - a. February 2020. Minutes to be resent to board and approved at May meeting.
  - b. Annual meeting 2020. NO minutes were necessary. Reviewed discussion at meeting
5. Review of financial statements for the previous month(s).
  - a. Review and approve financial statement  
YTD. \$72,448.33 in income, \$30,111.66 in expenses, \$274,317.76 in the bank.  
Motion to accept financials by PM, 2nded by CR, ALL were in favor.
  - b. Review unpaid 2020 dues. Slight leniency is being granted to last years adopted policy due to COVID and the fact the board did not meet in March or early April. There are 27 outstanding accounts, 2 of which are in a legal situation.
  - c. Review and update collections process. DB to find a new collection agent.
6. Ongoing Business
  - a. Electronic voting/website/RR Electronic Accounts. Nothing to discuss.
  - b. Monthly TO DO list.
    - i. Acclimate all members to current contracts and policies. CR and RG to discuss.
    - 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. Discussed as 5a & 5b.
    - iii. Change registered agent with the Secretary of State. RG to handle.
  - c. Speeding cars and sheriff.  
3/11 8 stops 1 cite speeding, 1 cite exp DL, 4 warn speed.
  - d. Quarries. CR to check in with both in spring.
    - i. Hays Quarry. No update.
    - ii. Centex. No update.
  - e. Year In Review, Newsletter & Life safety plans – nothing planned until the end of the year.
  - f. Committee recruitment. - Continue to look for community volunteers.
  - g. Legal updates. CR to get update on both and copy board.
    - i. Richards. NO update.
    - ii. Creekside. NO update.

- h. Roads...current information to be shared and decisions to be made. Ryan discussed options for work to be performed to Story and how that would be implemented. Crack sealing was discussed. Ryan to work up usable pricing prior to May meeting so work can be discussed and planned appropriately.
- 7. New Business. Board Member topics. Limited to 5 minutes each.
  - a. CR – proposed committee volunteer appreciation gift cards of \$100 each.  
Motion by CR, 2nded by PM, ALL in favor.
- 8. Standing 2018 Committees. Updates.
  - a. Architectural Control Committee –Kelly Baugher & Tommy Owens
    - I. Applications. 2 fences, 1 pergola, 1 barn extension.
  - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
    - I. All is going well after some work was performed. Artic looking for new battery back ups as our components are not available any longer.
    - II. Spring gate code change. Push to 2021.
  - c. Neighborhood & Welcoming Committee –Lu Berlin, Lisa Tovar, Melanie Scharon, CR  
Nothing new.
  - d. Road Committee – Richard Spradley, Griz Tozar, Julie Akers, James Wier  
Discussed under ongoing business.
  - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.  
Not present, no update given.
  - f. Landscape Committee –Marie Coates.
    - I. ROW and general mowing.
    - II. Front and gate entrances. DNZ not cutting at Clark properly.
    - III. Replace rain sensors at four way. Clark gate sprinklers not working properly. DNZ proposes to test all systems at \$95/hour and 4-5 hours. MC to bid other contractors for such.
    - IV. Lights at Labenski gate not working. Lights at main entrance not working. RG to investigate
- 9. Guest topics. Limited to 5 minutes each.
- 10. Executive Session.
  - a. Prior meeting oral summary – President.  
No oral summary necessary as all items discussed within the body of the public meeting.
  - b. HOA Legal. Nothing privately discussed.
- 11. Scheduling of next meeting and conclusion.
  - a. May monthly meeting scheduled for 5/12/20.
  - b. Conclusion at 7:50 pm.

**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.**