

APRIL RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, April 13, 2021

Location: Zoom Conference Call

DUE TO THE CURRENT COVID 19 SITUATION THE MEETING WAS SCHEDULED AS A ZOOM CONFERENCE CALL.

1. Quorum (3) Board Members. Present were Rick Gibbs (RG), Phil Mueller (PM), Donna Bjornson (DB), Cristi Rawlings (CR) and David Mixon (DM).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Dayna Salter, Marie Coates, Steve Jackson and Dale Olmstead.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. March 2021 Zoom meeting minutes. Motion to accept by DM, 2nded by DB, ALL in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$70,977.79 in income, \$10,615.95 in expenses, \$210,107.33 in the bank.
Motion to accept financials by DB, 2nded by RG, ALL were in favor.
 - b. Review unpaid 2021 dues. 13 total accounts past due.
5. Ongoing Business
 - a. Monthly to do list. Tax filing status 1120H.
 - b. Sheriff patrol update. RG.
22 stops. 9 cite, 10 warn for speeding. 2 no DL, 1 run stop, 2 warn expired reg.
It was discussed to add a few more shifts in May to deter the excessive speeding.
 - c. Quarries.
 - i. Hays Quarry. No update.
 - ii. Centex. No update.
 - d. Committee recruitment. - Continue to look for community volunteers.
 - e. Legal updates. – Still getting billed by old attorney. DB emailed and to follow up.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. CCR update project. DM/KB. Email didn't make it to all board. Resend and push to May.
 - b. West Bartlett sign replacement (RG.) Sign was hit. Print more and move to side of road pole. Budget \$700. Motion by DM, 2nded DB, ALL in favor
7. Standing Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
Drive around occurred. Correspondence not yet sent. Major items are roosters and a mobile home.
 - I. Applications:
 - II. Violations:
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, Kevin Boissonneault and Rick Gibbs
 - I. PMs and /or other issues. Labenski had an issue and it is resolved. Working well.
 - II. Kill old system effective 5/2 with code change. Signs to go out.
 - c. Neighborhood & Welcoming Committee –Lu Berlin, Lisa Tovar, Melanie Scharton, CR
Nothing new.

- d. Road Committee – Phil Mueller, Richard Spradley, and Julie Akers
Nothing new.
- 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. Mowing occurring now.
 - II. Landscape contract review. DNZs two year contract offer. ROW 8x/YR, Ent 20x/YR. CR motion to accept, DM 2nded, ALL in favor.
 - III. Spring planting day. Purchase plants and install ourselves. Primary is front entrance, then the 4 way stop, then the gates. Plants, soil additives, mulch where needed. \$4500 budget. RG motion to accept, DB 2nded, ALL in favor.
- 8. Guest topics. Limited to 5 minutes each
 - a. Dale thanked ACC for member info.
 - b. Dale reminded us the water supply meeting is Thursday.
- 9. Executive Session.
 - a. Prior meeting oral summary – President. No session to summarize.
- 10. Scheduling of next meeting and conclusion.
 - a. Next monthly meeting scheduled as a zoom meeting for May 11, 2021.
 - b. Conclusion at 7:39pm.

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.