

RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30PM

Date: Tuesday, April 11, 2023

Location: via Microsoft Teams

The April 2023 meeting is scheduled as a Teams Video/Conference Call.

1. Call to Order and Establish Quorum
 - a. (5) Board Members present - Richard Spradley (RS), Donna Bjornson (DB), Chris Whittenhall (CW), Christina Ramirez Camarillo (CR), Juliette Akers (JA)
2. Welcome and introduce all in attendance.
 - a. Scott Christians (SC), Marie Coates (MC), Jim Coates (JC), Steve Jackson (SJ), Kelly Baugher (KB) and Melanie Scharton (MS).
3. Review and approve Meeting Minutes for the previous month
 - a. March 2023, approved by CW, 2nd by RS, all in favor
4. Review of financial statements for the previous month.
 - a. Review and approve March financial statements combined - Bookkeeper's Report - approved by RS, 2nd by CW
 - b. Collections \$92k YTD
 - c. expenses: \$20k
 - d. balance now \$408,159.66
 - e. a little over \$250k in Broadway bank, will see if we need to transfer more money out
 - f. \$157k in Heritage bank
 - g. SC will need to follow up on a dues check that was reversed
5. Existing Business: Discuss/Consider/Take Action Regarding:
Monthly Review
 - a. Traffic Stats - no officer available at this time
 - b. Quarries - RS
 - I.Hays
 - II.Centex
 - c. Committee Recruitment - no updates
 - d. Administrative - no updates
 - e. Legal updates - none
6. New Business - Discuss/Consider/Take Action Regarding:
 - a. Board Member topics (Limited to 5 minutes each)
 - I. CW - fiber installment pushed back to 2024
 - II. CW - water company is required to have signs up during drought time
 - i. discussed options for types of signs
 - ii. look into replacing poaching signs with drought information

- III. RS - donation to Church of Christ for \$500 for hosting 3 meetings a year from the allocated funds for meetings

7. Standing 2023 Committee - Updates

- a. Architectural Control Committee –Kelly Baugher (KB), Dayna Salter (DS) and Steve Jackson (SJ)
 - I. Applications - no updates
 - II. New Violations - none
 - III. Update on Previous Violations
 - i. previous burn pile still present, will need to follow up
- b. Gate Committee - Jim Coats
 - I. gates are due for regular maintenance
 - II. cost \$450, budget has already been approved for it
- c. Neighborhood & Welcoming Committee – Christina Ramirez Camarillo
 - I. will be mailing out welcome letter to new resident that moved in first quarter
- d. Social Committee - Christina Ramirez Camarillo
 - I. Summer concert series scheduled for 6/29/23
 - i. no updates
- e. Road Committee – Chris Whittenhall and Richard Spradley
 - I. Update - Executive Summary of Road and CCR modifications to be finalized this week
- f. Landscaping Committee –Marie Coates
 - I. has landscapers working to straighten up trees affected by freeze at 4 way stop
- g. CCR Revision Study Committee – Richard Spradley, Chris Whittenhall, Donna Bjornson, Lori Davies,
 - I. Update - Executive Summary of Road and CCR modifications to be posted on website and emailed by SC once finalized

8. Guest Topics (Limited to 5 minutes each)

- a. none

9. Executive Session

- a. None

10. Scheduling of next meeting

- a. next BOD meeting scheduled - 5/9/23 @ 6:30pm.
- b. Conclusion at 7:09pm