

## **AUGUST RUBY RANCH HOA BOARD MEETING MINUTES**

Time: 6:30PM

Date: Tuesday, August 14, 2018

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), David Fletcher (DF), Phil Mueller (PM), and Patrick Anderson (PA).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Dale Olmstead, Andrea Siebert, JD Sellers, Mark Rawlings, Rick Gibbs and Marie Coates.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).  
Motion to accept July meeting minutes as presented by PA, 2nded by PM, ALL were in favor. POST MINUTES.
4. Review of financial statements for the previous month(s).
  - a. Review and approve financial statement...per bookkeepers report.  
July:  
\$2,540.06 in total dues were received, mostly overdue accounts and legal reimbursement, but also a couple resale certificated.  
Expenses totalled \$35,582.17, as we paid \$33K of the seal coating invoice.  
Ledger starting balance \$101,998.04. Ledger ending balance \$68,995.93.  
Total savings and checking \$213,618.82  
Motion to accept June financials as presented by DF by PM, 2nded by CR, ALL were in favor.
  - b. Collections and attorney  
Discussed all past documented outstanding balances and current legal standing.
    - i. Confirm Clark Cove payment. August 1 received, have Setpember 1 then need to collect remaining balance.
    - ii. Confirm Walter Circle payment. Fully paid as of July 28.
    - iii. Confirm 6/24/18 Creekside motion for summary judgement. MOVE TO ONGOING BUSINESS NEXT MONTH. DF to confirm motion is scheduled.

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.  
SC, not a lot electronically. See new business.
  - b. FROM: Monthly TO DO list.
    - i. Verify national neighbor night out. RR did not participate.
  - c. Speeding cars and sheriff.  
7/13/18 7-11. 8 stops. 4 cites speeding, 4 warns speeding.  
7/19/18 5-7. 4 stops. 2 cites speeding, 2 warns speeding.  
7/26/18. 4 stops. 1 cite speeding, 3 warns speeding.

- d. Quarries.
  - i. Hays Quarry. Will not meet until late in second quarter and will be by conference call.
  - ii. Centex. Quarry will investigate use of back up lights rather than beepers.
- 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.  
Continue to look for community volunteers!
- g. Landscaping. ROW and general mowing, front entrance, gate entrances.
  - i. Landscape committee formed by Andrea Siebert and Marie Coates. Will help with all landscaping projects and maintenance.
  - ii. ROW mowing and general mowing. PA discussed changing from Rogers. Give DNZ a one time test to check current operations.
  - iii. Front and gate entrances. No changes in quality occurred, will test DNZ.
  - iv. Renovation project. Discussed by all. Universal Steel revised from ¼ to 3/8 posts and stringers with 8x8, excavated concrete footers and caps, patina and seal coat at front only for \$28,616. Arctic is at 6x6 for \$24,019. Need to check thickness and footers and patina and seal. Need to add 4 way stop. Determined still not enough information to move forward. Reengage bidders to include 4 way stop area decorative fencing. GOAL is project approval in September
- h. Ratify July meeting section 6.A. Formal acceptance of street sign work per bid \$3850 plus tax as per emailed agreement. Motion to accept value not to exceed \$3850 by PM, 2nded by PA, ALL were in favor.

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

- a. Board vacancy. Board will be discussing the vacancy on the board of directors and may appoint a replacement. Rick Gibbs from 1264 W Bartlett volunteered. DF motioned to appoint, PA 2nded, ALL in favor of appointment. Welcome to Rick Gibbs.
- b. Creekside violation referred to the board for final processing from the ACC in June. CR to sent certified and standard letter of violation giving 30 days to remedy or the issue will be turned over to legal.
- c. Sign work. DF to write email to owner on McCoy.
- d. Create new landscaping committee (as discussed in G.i.). Marie Coates and Andrea Siebert have shown willingness. Both present for meeting. Discussed what the role will entail for the community. ALL board in favor, welcome and thank you to both.
- e. SC. Need to begin what will go out on yearly invoice in regards to achieving a WRITTEN quorum for 2019. Statements out 12/1, but don't send ballots until mid January. Investigate sending SASE with invoice and include quorum information on invoice.  
Possibly change bylaws on quorum to a specific ## of people rather than majority. Also change meeting Article IV wording by revision

7. Standing 2018 Committees. Updates.

- a. Architectural Control Committee –Kelly Baugher, Andrea Siebert & JD Sellers  
Did drive last month. Standard violations noted.  
Applications for shed, fence and landscaping.  
Clark cistern is part of shed structure??  
RRR warehouse discussed.  
Discussed that board cannot ratify ACC decisions.

- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault  
Dawn Austin did not follow up with emails regarding volunteering to pressure wash the stone at the entrances.  
Labenski phone still not working. W Bart is intermittent. DF to work on directories not functioning.  
Clark gate is great.
- c. Neighborhood & Welcoming Committee – Christi Anderson, Phil Mueller, Lu Berlin, Karen Marshall, CR  
Nothing to report for August.
- d. Road Committee – Mark Rawlings  
2018 project is complete. Project is ready for payment. MR to engage contractor to provide crack sealing bid for all roads for 2018.
- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.  
Not present, no update given. CR mentioned new county pig “tale” fee.
- 8. Guest topics. Limited to 5 minutes each.
  - a. PC gave TY to PA for repairing sprinklers.
- 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. Schedule September BOD Meeting. Standard second Tuesday works. 9/11/18 at 6:30.
  - b. Conclusion at 8:28pm.

**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.**