

## AUGUST RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, August 13, 2019

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), President; David Fletcher (DF), Treasurer; Phil Mueller (PM), Secretary; and Rick Gibbs (RG), At-Large.

Cliff Sorrell emailed the board 8/10/19 resigning.

Motion made by PM to appoint Rick Gibbs to fill the vacated Vice President seat, 2nded by CR, ALL were in favor.

2. Welcome and introduce all. Guests were Marie Coates, Jim Coates, JD Sellers, Tommy Owen, Dale Olmstead, Scott Christians and David Mixon.

3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).

Motion to accept July's meeting minutes as presented by PM, 2nded by RG, ALL were in favor.

4. Review of financial statements for the previous month(s).

- a. Review and approve financial statement for June...per bookkeeper's report.

Julu

Income totaled \$943.14 – majority from a resale certificate and the rest distributed amongst the regular categories.

Expenses totaled \$12,939.13. \$4K to KC Contractors for road base, approx. \$2600 to Excalibur for the road inspection. There was also a right of way mowing and the rest was regular monthly expenses.

Ledger starting balance \$67,872.07 and ending \$55,864.94

Total savings and checking \$201,884.61

Motion to accept July's financials by RG, 2nded by PM, ALL were in favor.

- b. Collections AND LEGAL UPDATE

- i. Past Due update. Agree to hold off attorney collections as only a few accounts are delinquent, and we are actively working on them.

1. Clark is down to \$436 and has NO scheduled payments, board needs to act.

Motion to proceed with foreclosure rescinded twice already by CR, 2nded by RG, ALL were in favor.

2. Ware is down to \$150 and is making regular payments.

3. Richards #1 is in foreclosure and we still need a CCH update.

4. Richards #2, owes \$325 and no payment given. Demand letter went out 8/13 certified and regular to both posted addresses.

5. RRR owes \$439 and has promised to send a check. Followed up with a text 8/13. No response.

6. Creekside #2 suit. They declined previously offered settlement.

Motion to proceed forward with lawsuit to enforce CCRs as written by CR, 2nded by RG, PM in favor. DF not in favor. Motion carries.

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 to discuss.

- b. Monthly TO DO list.

- i. Spring road work – print signs. Also post online and on nextdoor once scheduled ONCE SCHEDULED.

- c. Speeding cars and sheriff.

CR reported:

7/24. 10 stops. 5 cite speed. 1 cite no DL. 5 warn speed

8/5 8 stops. 3 cites speed. 5 warns speed.

- d. Quarries.
  - i. Hayys Quarry. No update.
  - 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. CR to post online.  
ACC needs help. Try posting on nextdoor.
- g. Legal Updates – this will move to #4B.
  - i. Creekside #2. Suit. CR to FU on action.
  - ii. Richards. Foreclosure. DF to FU on action.
- h. Bridge and insurance. RG will begin shopping insurance and coverage process.

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

- a. Flag repairs needed. One flag pole broke. Flag is at CRs. Have engaged AFF to come and fix. PM to help CR diagnose and maybe do ourselves.
- b. Sprinkler system repairs, electronically approved.
- c. Creekside mowing violation, escalated to board in July.
- d. Cliff Sorrell resigned 8/10/19 via email. Described action under #1 above.
- e. Law changes, as emailed by DF. Most relative to RR HOA is fire arm, lemonade stands and no two members from same house.

7. Standing 2018 Committees. Updates.

- a. Architectural Control Committee –Kelly Baugher & JD Sellers  
Applications & Violations. NO Drive around. Past board and ACC members will work to create a precedent list.
- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault  
Stone moved to block side access at Clark has been moved. Engage DNZ to purchase several and move into place.  
Labenski phone is not programmable. Last time DF called phone company and they fixed. SC to give it a shot.  
Clark bollard is down and getting repaired from another hit.  
The work at the Labenski gate from the landscaper who hit it is done.  
  
W Bartlett gate took a hit, there is a major bend that could damage the new controller.  
Motion made by PM to make repairs to W Bartlett gate as quoted by Artic at \$2465, 2nded by CR, ALL in favor.
- c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Lisa Tovar, Melanie Scharon, CR  
6/20 drive around.
- d. Road Committee – Mark Rawlings  
CR to set up conference call to discuss all pending work
- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.  
Not present, no update given.

- f. Landscape Committee –Marie Coates.

Row mowing. CR and MC to discuss with DNZ.

Front and gate entrances. Mowing happening as expected and cleaned out.

Renovation project. Fence complete, planting pushed to October.

Entrance lights not working, CR to investigate.

MC to engage DNZ to kill weeds at roadsides (and ants, especially at the gates.)

DNZ bid to do sprinkler repairs. The bill came substantially higher than the verbally quoted work. All future work needs to be quoted in writing, and RRHOA will only pay from that quote. Motion by PM to cover the sprinkler work at \$2188.99, ended by CR, ALL in favor.

8. Guest topics. Limited to 5 minutes each.

- a. David Mixon. Mowing at property on Creekside. CR stated ACC emailed 8/19. CR to contact owner to discuss. Should board have to take a stance and handle the work as dictated by our CCRS then CR motions to do the work, 2nded by PM, RG in favor. DF abstains.

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. August meeting scheduled for 9/3/19.
- b. Conclusion at 7:31 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.**