

AUGUST RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, August 11, 2020

Location: Zoom Conference Call

DUE TO THE CURRENT COVID 19 SITUATION THE JUNE 2020 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 Marie Coates, Paul Czarnocki, Kelly Baugher, Dale Ohlstrom, Thomas Doebner, Steve Jackson.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. July 2020 Zoom meeting minutes. Motion to accept as presented by DM, 2nded by PM, ALL in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$85,914.30 in income, \$63,659.71 in expenses, \$254,235.68 in the bank.
Standard monthly expenses including a \$5,000 ROW mowing.
RG motioned to accept financials as presented by DB, 2nded by PM, ALL were in favor.
 - b. Review unpaid 2020 dues and collections. Sending four accounts to collections.
5. Ongoing Business
 - a. Monthly TO DO list.
National Night Out is October 6. In light of covid and past attendances, all agree to not participate this year.
 - b. Speeding cars and sheriff.
7/20 & 7/30. 21 stops. 8 speeding citations, 2 no DL, 1 warning signal, 12 warning speed.
 - c. Quarries.
 - i. Hays Quarry. No update.
 - ii. Centex. No update.
 - d. Committee recruitment. - Continue to look for community volunteers.
Steve Jackson joined ACC. Dayna Salter was mentioned as possible as was a new neighbor.
 - e. Legal updates. CR to email attorney and copy RG.
 - i. Creekside lawsuit status update. Complete.
 - ii. Richards foreclosure. Waiting for client to be served, covid issues.
 - f. Bridge repair (RG). Complete
 - g. Banking update (RG). RG & DB on as signers, CR off. Complete.

6. New Business. Board Member topics. Limited to 5 minutes each.
7. Standing 2018 Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher
 - I. Applications: 3 fence, 2 detached garage, 1 water storage, 2 drive extensions, 1 covered patio, 1 garden bed, 2 flags, 1 sidewalk with patio, 1 drive replacement.
 - II. CR to contact E. Bartlett habitual offender.
 - III. PM took the action to draft an Acknowledgement (of CCR's and Acc requirements) for Home Sales which would be added to Closing paperwork. Draft was presented. Motion to accept as a resale document presented at the time of HOA title transfer by DM, CR 2nded, ALL in favor.
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
 - I. PMs and /or other issues.
N W Bartlett gate issue solved.
 - c. Neighborhood & Welcoming Committee –Lu Berlin, Lisa Tovar, Melanie Scharton, CR
NO action. Lots of activity for fall drive around.
 - d. Road Committee – Richard Spradley, Griz Tozar, Julie Akers, James Wier
 - I. Story Repair – going well, ahead of schedule.
 - II. Crack sealing and future maintenance.
 - 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.
 - III. Sprinklers. Labenski water use is at 58K gallons. Need Oscar to investigate as this is not regular.
CR motion to approve up to \$2,000 in repairs, DB 2nded, ALL in favor. PM to take the action.
 - IV. Landscaping project does not seem competed. CR to FU with ABC again to try to seek higher resolve.
8. Guest topics. Limited to 5 minutes each.
9. Executive Session.
 - a. Prior meeting oral summary – President. No session to summarize.
10. Scheduling of next meeting and conclusion.
 - a. September monthly meeting scheduled as a zoom meeting for 9/9/20.
 - b. Conclusion at 7:41 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.