

AUGUST RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Wednesday, August 11, 2021

Location: IN PERSON MEETING AT RUBY RANCH LODGE

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, Marie Coates, Dayna Salter, Steve Jackson, Kelly Baugher, Griz and Lisa Tozar, Mike and Lori Summers..
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. July 2021 Zoom meeting minutes. Motion to accept by PM, 2nded by DM, ALL in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$78,980.82 in income, \$33,825.58 in expenses, \$194,900.73 in the bank.
Motion to accept financials by DM, 2nded by PM, ALL were in favor.
 - b. Review unpaid 2021 dues. \$1764.71 remaining in past due. 4 accounts went to collections.
5. Ongoing Business
 - a. Monthly to do list.
 - b. Sheriff patrol update. RG.
17 stops. 4 cite & 9 warn for speeding, 3 cite exp reg, 1 fake tag, 1 invalid license, 1 cite and 2 warn no insurance, 1 cite no TDL.
 - c. Quarries.
 - i. Hays Quarry. Phone meet set for Friday. Will invite to next zoon meet.
 - ii. Centex. No update.
 - d. Committee recruitment. – Kevin Boissonneault is moving and leaving the gates committee. Continue to look for community volunteers.
 - e. Legal updates. DB to question collection laws.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. New legislation impacting HOAs – DB discussed with attorney. Will check back at the end of session.
 - b. Update lodge vs zoom for future meetings (RG).
7. Standing Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
 - I. Applications: 2 roof approvals
 - II. Violations: many trailer violations, E Bartlett habitual offender burn pile to receive another violation and then defer to attorney, tarp, yard stump on RRR, chicken people posted inflammatory remarks online and will get a second letter before being deferred to legal.
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates and Rick Gibbs
 - I. PMs and /or other issues. 2 power outages. Gates cannot open without power or battery backups. All working now but Labenski and Clark were affected.
Labenski directory was replaced. Discussion was had about unattractive look of new key pad.
Discussion was had about only needing one code and not two.
Bartlett chain broke and is fixed.

Clark ballard was hit and was rewelded.

North W Bartlett gated needs painting. PC will volunteer.

Artic bid to seal the road at the patched area to protect the sensors. \$150. Motion by DM to accept up to \$200 in patching, 2nded by CR, ALL in favor.

c. Neighborhood & Welcoming Committee –Lu Berlin, Janann Gibbs, and CR

Miss Red's provided bread and Cristi welcomed new members:

John & Gilda Maher at 650 Clark Cove

Stanley & Kelly Kolodzey at 601 Clark Cove

Jason & Christine Dugas at 420 Humphreys (Deans were still there but were going to give to the Dugas that day)

Left info and bread for:

Darah DeBusk at 500 Clark

Julie & Travis Dietert at 358 Richards

No interaction with the below and will try again next round:

Gus & Dora Rangel at 400 Creekside as it is under construction

Cory Martin at 284 Story as it is just a vacant lot

Richard Booth at 267 Richards as there was no answer but construction happening

d. Road Committee – Phil Mueller and Richard Spradley

Nothing new. Invite Ryan to September zoom. PM to initiate RS and Ryan doing a drive around in September.

Expectation is to receive work detailed as immediate need and continuing up to full renovations.

e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.

Nothing.

f. Landscape Committee –Marie Coates.

Having trouble getting DNZ to comply timely. Haven't billed from last ROW or entrance mow. Begin documenting and photo documenting all correspondence as non-fulfillment of contract.

Working on taking bids for new service.

One dead tree needs to be removed and hauled and 4 yard of mulch are needed at flower beds. Oscar bid at \$700. DM motioned to accept, CR 2nded, ALL in favor.

8. Guest topics. Limited to 5 minutes each

- a. Mike and Lori Summers AND Griz and Lisa Tozar were in attendance to discuss the gates and the continued issues, mainly life safety. Discussion was had. Bids will be requested for gate upgrades so decisions can be made in a more expedient manner than has been happening.

9. Executive Session.

- a. Prior meeting oral summary/

10. Scheduling of next meeting and conclusion.

- a. Next monthly meeting scheduled as a zoom meeting for September 14, 2021. We will try for in person meetings once per quarter once it is safe to do so.
- b. Conclusion at 8:05 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.