

AUGUST 2022 RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30 PM

Date: Tuesday, August 10, 2022

Location: Zoom Conference Call

1. Establish a quorum (3) Board members. Chris Whittenhall and Richard Spradley.
2. Welcome and introduce all in attendance. Steve Jackson, Scott Christians, Marie Coates, Jim Coates, Kelly Baugher, Lori Daves, and Melanie Scharton.
3. Review and approved meeting minutes for the previous month(s) and/or special meeting.
 - A. July 2022. Motion to accept by DB, 2nded by CW, ALL in favor.
4. Review of financial statements for previous months.
 - A. Review and approve July financial statement per bookkeeper's reports. \$86,891.00 Income, \$56,217.00 expenses, up due to one item not a monthly expense which was the geotechnical review fee. \$273,00.00 in the bank, \$217,000.00 in checking and \$56,000.00 in a CD. Motion to accept by CG, 2nded by DB, ALL in favor.
 - B. Status report on 2022 dues receipt. Collections going well. 2 on payment plan. A \$100 balance still owed by one for attorney fees.
5. Ongoing Business
 - A. Monthly to-do list.
 - i.
 - B. Sheriff patrol update (RG)
7/13: 6 stops. 2 cite speed, 4 warnings speed.
7/14: 4 stops. 2 speed, 2 no DL, 1 warn , 2 warn speed, 1 warn sign.
7/20: 7 stops. 3 cite speed, 4 warn speed, 1 exp reg.
7/25: 3 stops. 2 warn speed, 1 cite speed.
 - C. Quarries report. Cristi not in attendance.
 - i. Hays
 - ii. Centex
 - D. Committee recruitment. WE NEED VOLUNTEERS. Need committee for the voting on the road initiative and updating the CC&Rs to include fines.
 - E. Administrative
 - i. Need a committee to formulate proposed changes and get the community's input.
 - F. Legal.
 - i. Sent two letters. One to Martinez regarding burning and one to Igwe regarding the continuation of violations. No response as they were sent today.
6. New Business. Board member topics.
 - A. Updating the bylaws. Committee to be formed to draft letter to homeowners. We need the members input. Richard, Lori, Chris and Donna volunteered.
 - B. CD renewal. Donna to discuss options with the bank.
7. Standing committee updates.
 - A. Architectural control committee – Kelly Baugher, Dayna Salter, Steve Jackson

- i. Approved a pool.
 - ii. Drive around scheduled for Friday, July 15 afternoon with Richard and ACC.
 - iii. We have not received a response from the Lodge regarding the fence.
 - iv. Carport on W. Bartlett not applied for and are not permitted. Will ask homeowner to remove.
- B. Gate committee P4&5 ad P7&8 –Jim Coates
 - i. No issues.
 - ii. One issue with a vendor not being able to get in with the code. Issue seemed to be user error. Using the # causes the issue.
- C. Neighborhood and welcome committee –
 - i. No update.
- D. Road committee –Richard Spradley
 - i. Engineering report received and reviewed. If we do all that was recommended, we can't afford it. Chris and Richard with meet with firm to see where we can modify to cut costs.
 - ii. Report will be shared.
 - iii. Donna to be a part of the meeting with the engineering firm to stay informed.
- E. Wildlife committee –
 - i. Nothing to report.
- F. Landscape committee – Marie Coates
 - i. Working with contractor on entrance and right away mowing.
 - ii. Lighting/electrical at entrance needs repair. Decision made to order the lights with solar lights as they are much less cost.
 - iii. Discussion regarding who owns the fence in the front as clearing needs to be done for safety.
- 8. Guest topics. Limited to 5 minutes each.
 - A. Melanie Scharton – Should we consider reducing watering due to drought. Maria has asked the contractor to cut back and should have an answer shortly.
- 9. Executive session (guests excluded.)
 - A. None.
- 10. Scheduling of next meeting and conclusion.
 - A. Schedule next BOD meeting, Tuesday, September 13, 144 hours prior notice will be posted as per state law. That will be September 7.
 - B. Conclusion. At 7:06 PM.

The Ruby Ranch Home Owners Association's Board of Directors reserves the right to adjourn into executive session at any time during the course of a meeting to discuss any matters of The Association.