

RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30PM

Date: Tuesday, August 8, 2023

Location: via Microsoft Teams

The August 2023 meeting is scheduled as a Teams Video/Conference Call.

1. Call to Order and Establish Quorum
(3) Board Members - Richard Spradley, Donna Bjornson, Chris Whittenhall, Christina Ramirez Camarillo, Juliette Akers
2. Welcome and introduce all in attendance.
 - a. Scott Christians (SC), Marie Coates (MC), Jim Coates (JC), Steve Jackson (SJ), and Melanie Scharton (MS), Lori Davies (LD), Dayna Salter (DS)
3. Review and approve Meeting Minutes for the previous month
 - a. July 2023, approved by DB, 2nd CW
4. Review of financial statements for the previous month.
 - a. July 2023 Bookkeeper's Report - approved by DB, 2nd by CW
 - b. Collections \$116k YTD
 - c. expenses: \$52k YTD
 - I. largest expense was mowing \$20k and landscaping \$16k
 - d. balance now \$399k
 - e. \$241k in Broadway bank checking
 - f. \$157k in Heritage bank
 - g. \$4700 in delinquent accounts
 - I. 8 accounts have a balance, one is on payment plan
 - II. Six 209 letters sent out, 2 certified letters were returned
 - III. DB made motion to get lawyer involved, CW 2nd
 - i. will send information to LD
5. Existing Business: Discuss/Consider/Take Action Regarding:
Monthly Review
 - a. Quarries - RS
 - I. Hays
 - II. Centex
 - b. Committee Recruitment - RS invited all guests present to volunteer for a committee
 - c. Administrative - none
 - d. Legal updates - none
6. New Business - Discuss/Consider/Take Action Regarding:
Board Member topics (Limited to 5 minutes each)
 - a. New Ballot to replace the previous to be sent out.
 - I. wording needs to be updated to state it is an absentee ballot

- II. will add option of a 3 year payment plan for the total amount
- III. detailed map on what the work will be each year

7. Standing 2023 Committee - Updates

a. Architectural Control Committee –Kelly Baugher (KB), Dayna Salter (DS) and Steve Jackson (SJ)

- I. Applications - (KB)
 - i. driveway and shed applications received
- II. New Violations - KB not present, no updates
 - i. no drive around since last meeting
- III. Update on Previous Violations
 - i. no updates

b. Gate Committee - Jim Coats

- I. all gates working properly
- II. reflector tape updated

c. Neighborhood & Welcoming Committee – Christina Ramirez Camarillo - no updates

d. Social Committee - Christina Ramirez Camarillo

- I. Next event - nothing planned yet

e. Road Committee – Chris Whittenhall and Richard Spradley

- I. Various plans in place in case votes for special assessment does not pass
- II. DB requested that the plan be shared with board
- III. Lori Jensen asked if same people who did Story Dr. would be doing the rest of the project
 - i. RS stated they are one of the people placing a bid
 - ii. there are areas on Story Dr. where it was thin but damage was out of 1 year warranty
 - iii. David Duncan requested that we not use them (Lone Star) again
 - A. they just resurfaced area but did warn deeper issues could be happening
 - iv. RS stated we have bids from both Alpha and Lone Star we can pick from

f. Landscaping Committee –Marie Coates

- II. have lateral lines in all 4 areas that have issues and some sprinklers out
- III. \$2242 due for sprinkler system repairs
- IV. RS voted to approve fee for repair, DB 2nd
- V. CW asked that we do not turn on the sprinklers connected to our well due to excess low water levels
 - i. about to be at stage 4 drought situation announced on Thursday
 - ii. due to the drought it was decided to postpone sprinkler system repair
 - iii. MC will look into a service that will water landscaping with outside water source
 - iv. MC will turn off sprinklers

g. CCR Revision Study Committee – Richard Spradley, Chris Whittenhall, Donna Bjornson, Lori Davies,

- I. no Update

7. Guest Topics (Limited to 5 minutes each)

- a. Dale asked about the return of initial ballots.
 - I. CW reported 196 out of 323 ballots were returned
- b. guest asked if there was another exit from Ruby Ranch in case of fires
 - I. CW will reach out to fire department to see into exits from Ruby Ranch
 - II. Dale volunteered to reach out to owner Scott, a property owner that may have access to an exit
- c. Rebecca Roberts - requested update about Frontier fiber placement
 - I. CW stated we are still on the docket to start due to delays in funding from the federal government
 - II. expect service to be available by January 2025
 - III. may get delayed more if Perenales Electricity starts moving electrical lines from front of neighborhood underground
- d. Dayna Salter - could a road that would connect us to the quarry be a possible evacuation route
 - I. RS will speak to them

8. Executive Session

- a. None

9. Scheduling of next meeting

- a. Next BOD meeting - 9/19/23 @ 6:30pm

10. Conclusion

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 this meeting to discuss any matters of The Association.