

## DECEMBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday December 4, 2018

Location: Ruby Ranch Lodge

AUDIO CONFERENCE as provided was not utilized and was thereby disconnected.

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), David Fletcher (DF), Phil Mueller (PM), Rick Gibbs (RG) and Patrick Anderson (PA).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Dale Olmstead, Andrea Siebert, Kelly Baugher, Marie Coates and Paul Fletcher.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).  
Motion to accept November meeting minutes as presented by PA, 2nded by PM, ALL were in favor.
4. Review of financial statements for the previous month(s).
  - a. Review and approve financial statement...per bookkeepers report.  
November:  
Income totaled \$1,615.00 - 2 resale certificates and \$615 in dues and late fees.  
Expenses totaled \$10,824.50 - \$4250 for the North Bartlett operator repair, a fairly substantial legal invoice of around \$3000 and \$1500 as a down payment for the financial review.  
Ledger starting balance \$10,268.67. Ledger ending balance \$1,069.17  
Total savings and checking \$146,080.88  
Motion to accept November financials by PM, 2nded by RG, ALL were in favor.
  - b. Collections and attorney  
Discussed all past documented outstanding balances and current legal standing.
    - i. Clark Cove payment. Received post dated payments.

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.
  - b. Monthly TO DO list.
    - i. Send notices 1/19 for 2/18 meeting including Year In Review
  - c. Speeding cars and sheriff.  
11/4 8 stops, 2 cites speeding, 1 cite NO TDL, 1 cite expired TDL, 1 cite no ins, 2 warns expired reg, 2 warns speed.  
11/17 5 stops. 1 cite speed, 1 cite possession of para, 3 warns speed, 1 warn expired reg  
11/29 4 stops. 2 cites speed, 1 cite no TDL, 1 cite no ins, 1 cite expired reg, 2 warns speed
  - d. Quarries.

- i. Hays Quarry. Regular meeting next Thursday.
    - ii. Centex. No update.
  - e. Year In Review, Newsletter & Life safety plans.  
PM to begin penning 2018. New landscape contractor, fence project approved, gates repaired, collections are well managed, road repairs, etc.
  - f. Committee recruitment.  
Continue to look for community volunteers
  - g. Landscaping – moved to committee.
  - h. Legal Updates
    - i. Creekside #1 Foreclosure. DF to get current update. Has learned there is a period the owner can buy back from county.
    - ii. Creekside #2 Attorney letter. DF to follow up with attorney. It was discussed that attorney fees need to be invoiced to homeowner at time of attorney billing. PA committed to reaching out to homeowner prior to HOA seeking to take action.
6. New Business. Board Member topics. Limited to 5 minutes each.
- a. Develop and approve 2019 budget . Discussed operating expense versus ongoing income. Budget at \$166,950.  
Motion to accept as presented by PM, 2nded by RG, ALL in favor.
  - b. Guard rail damage. Bid for damage by ESSI at \$1623.79.  
Motion to accept as presented by PA, 2nded by PM, ALL in favor.
  - c. Possible gate issue. DF to send information to attorney for guidance.
  - d. Christmas. Need new deer at entrance!  
Motion to spend up to \$500 by DF, 2nded by PA, ALL in favor.
7. Standing 2018 Committees. Updates.
- a. Architectural Control Committee –Kelly Baugher, Andrea Siebert & JD Sellers  
7 trailers, 2 debris, some political signs left, need riprap at W Bartlett  
Saw progress at RRR property and Clark issue and at WBart trailer.
  - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault  
PC reported all up to date. All are working, BUT ball bearings are going out.
  - c. Neighborhood & Welcoming Committee – Christi Anderson, Phil Mueller, Lu Berlin, Karen Marshall, CR  
Nothing to report.
  - d. Road Committee – Mark Rawlings  
Discussion was had at sealcoat potentially not holding at Story/Ware, side of road at RRR/Armstrong needs filling during spring work.
  - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.  
Not present, no update given.
  - f. Landscape Committee – Andrea Siebert and Marie Coates.  
Row and general mowing  
Front and gate entrances. Mowing happening as expected.  
Renovation project. Pushed to January, discuss commencement and phases  
Clark clean up bill was \$4704.83. Motion to accept by PA, 2nded by PM, CR&RG in favor, DF abstain.  
Pressure washing of bridge graffiti estimated at \$600...why PW and not paint? More discussion to ensue.  
Prior to January meeting group to obtain bids for landscape design.  
Get bid from DNZ to pressure wash stone at entrances.

Get bid from DNZ to clean out W Bart at RRR.  
DF will get new combo lock for park rather than ask DNZ.

8. Guest topics. Limited to 5 minutes each.
  - a. Dale. Thank you to landscape committee. Clark culvert work looks great.
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. Schedule January BOD Meeting. Tuesday, January 8, 2019 at 6:30..
  - b. Conclusion at 8:28pm.

**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.**