

DECEMBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: December 7, 2021

Location: ZOOM MEETING DUE TO COVID-19 DELTA VARIANT

1. Quorum (3) Board Members. Present were Rick Gibbs (RG), Donna Bjornson (DB), Cristi Rawlings (CR), Phil Mueller (PM), and David Mixon (DM).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Marie Coates, Kelly Baugher, Steve Jackson, Dayna Salter, Melanie Scharton, Richard Spradley and Renee Mauzy.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. November 2021 meeting minutes. Motion to accept 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. \$83K in income, \$82K in expenses including gate operators, \$149K in the bank.
Motion to accept financials by RG, 2nded by DB, ALL were in favor.
 - b. Review unpaid 2021 dues. DB to check on the one past due and if lien has been processed to file.
5. Ongoing Business
 - a. Monthly to do list.
 - i. Discuss recruitment for board member election / nominating committee.
DB nominated Richard Spradley, 2nded, ALL in favor. He will consider.
DM to also contact Marcus Krause on Clark Cove.
RG contacted Dale O for Nominating Committee, he said yes. To contact Claude Green.
 - ii. Review annual meeting paperwork and actions needed.
DB wants content from all committees to create year in review.
RG to post board position on website.
Discussion regarding what goes out in mailing packet.
 - iii. 2022 budget presented and accepted. Motion to accept by RG, 2nded by DM, ALL in favor.
 - b. Sheriff patrol update. RG.
20 stops. 11 cite & 9 warn speed, 2 no DL, 2 no ins.
 - c. Quarries.
 - a. Alleyton (967). Nothing new.
 - b. Eagle Materials (1626). Nothing new.
 - d. Committee recruitment. Need board members. Finalize Nominating Committee.
 - e. Legal updates.
Update on Creekside situation. No response so far to initial letter from Attorney. Agreed on next steps.
Motion to accept by RG, 2nded by DM, ALL in favor.
Bylaws review on establishing ability to issue fines for covenant violations. LD advised currently no mechanisms for fine structure and will delve deeper into laws allowing such under bylaws versus CCRs.
6. New Business. Board Member topics. Limited to 5 minutes each.
7. Standing Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
 - I. Applications:
 - II. Violations: Will follow up with letter for garage door and fence in disrepair on W Bartlett

- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates and Rick Gibbs
 - I. PMs and /or other issues. Artic PMs all good. Key pad lighting on for repair.
- c. Neighborhood & Welcoming Committee –Lu Berlin, Janann Gibbs, and CR
Nothing.
- d. Road Committee – Phil Mueller and Richard Spradley
Update on 2021-22 road maintenance program development. Awaiting results of Southwest Engineering review.
Richard S to follow up.
- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.
Nothing.
- f. Landscape Committee –Marie Coates.
 - I. Oscar to install new pole and speed limit sign at \$190
 - II. Brightview bid is best of received and will be used for 2022. All in favor.
 - III. Letter and Email going out to terminate DNZ contract for cause. Action Lori.
- 8. Guest topics. Limited to 5 minutes each
 - a. Renee mentioned getting people to fix the lighting for gate entry keypad. Paul to follow up.
- 9. Executive Session.
 - a. Discussion regarding board positions and nominating committee.
- 10. Scheduling of next meeting and conclusion.
 - a. Next monthly meeting scheduled as a zoom meeting for January 11, 2022.
 - b. Conclusion at 7:53 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.