

## **FEBRUARY RUBY RANCH HOA BOARD MEETING MINUTES**

Time: 6:30PM

Date: Tuesday, February 11, 2020

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), President; Rick Gibbs (RG), Vice President; Phil Mueller (PM), Secretary and David Mixon (DM), At Large. Absent was Donna Bjornson (DB), Treasurer.
2. Welcome and introduce all. Guests were Paul Czarnocki,,Scott Christians, Julie Akers and Dale Olmstead.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).  
Motion to accept meeting minutes as presented by DM, 2nded by RG, ALL were in favor.  
POST MINUTES.
4. Review of financial statements for the previous month(s).
  - a. Review and approve financial statement  
YTD. \$51,206 in income, \$20,901 in expenses, \$262,286 in the bank.  
Motion to accept financials by PM, 2nded by RG, ALL were in favor.
  - b. 2020 Dues collections letters to go out in March. BOD to find a new collection agent.
  - c. Collections AND LEGAL UPDATE No update. CR to check with legal and sign their firm agreement.

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. Nothing to discuss.
  - b. Monthly TO DO list.
    - i. Signs for annual meeting. RG to check in storage.
    - ii. Spring mowing (when and wildflowers and landscaping.) TBD after annual meeting.
    - iii. Spring gate code change. Set for April 11...Home and service codes.
  - c. Speeding cars and sheriff.  
1/24 10 stops, 4 cites speed, 6 warns speed  
1/20 5 stops, 4 warns speed, 1 warn expired reg, 1 community contact with female walking down RRR with luggage
  - d. Quarries. CR to check in with both in spring.
    - i. Hays Quarry. No update. CR to ask to not drive over our curb.
    - ii. Centex. No update.
  - e. Year In Review, Newsletter & Life safety plans – nothing planned until the end of the year.
  - f. Committee recruitment. - Continue to look for community volunteers.
  - g. Legal updates. CR to get update on both.
    - i. Richards. NO update.
    - ii. Creekside. NO update.
  - h. Flag repairs needed. Landscape crew performed. Done
  - i. Entrance landscape project. Phase 1 complete. Done
6. New Business. Board Member topics. Limited to 5 minutes each.
  - a. February Annual Meeting. Date 2/24/20. Agreed upon catering. Agreed upon paperwork needed for night of.  
Agreed to work to get quorum prior to the meeting. Agreed to procedures for contested/uncontested election.  
Agreed to format of discussions. PM to dictate the road discussion and introduce Ryan Ohlendorf.
  - b. DB email missing from BOD group email. SC to fix.
  - c. Missing dogs in Oak Forest.

7. Standing 2018 Committees. Updates.
  - a. Architectural Control Committee –Kelly Baugher & Tommy Owens
    - I. Applications. Greenhouse and Fence. Not present...emailed no activity.
  - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
    - I. PM was done Sunday and Monday. Next year we will need to add new directories. Code change coming.
  - c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Lisa Tovar, Melanie Scharon, CR  
Nothing new.
  - d. Road Committee – Richard Spradley, Griz Tozar, Julie Akers, James Wier  
Nothing new discussed, waiting on annual meeting.
  - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.  
Not present, no update given.
  - f. Landscape Committee –Marie Coates.  
Row mowing. No current mow in progress or planned.  
CR to contact ABC to finish the project with spring plantings.  
Bid from DNZ to completely clean out all culvers including dirt and grading and cutting back tree at Humphrey's for 20' \$3485. Motion to accept by DM. 2nded by PM, ALL were in favor.  
  
The culvert at Clark was discussed. It is eroding. CR to have KC Precision Concrete come out and bid work as done on RRR north of 4 way stop.
8. Guest topics. Limited to 5 minutes each.
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. March monthly meeting scheduled for 3/24/20.
  - b. Conclusion at 7:21 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.**