

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

Time: 6:30PM

Date: Tuesday, February 9, 2021

Location: Zoom Conference Call

**DUE TO THE CURRENT COVID 19 SITUATION THE MEETING WAS SCHEDULED AS A ZOOM CONFERENCE CALL.**

1. Quorum (3) Board Members. Present were Rick Gibbs (RG), Phil Mueller (PM), Donna Bjornson (DB), Cristi Rawlings (CR) and David Mixon (DM).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Steve Jackson, Dayna Salter, Marie Coates, Kelly Baugher, Melanie Scharton, Richard Spradley and Brett Mushett.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
  - a. January 2021 Zoom 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. \$41,372.68 in income, \$6,043.69 in expenses, \$129,588.83 in the bank.  
Motion to accept financials by DM, 2nded by PM, ALL were in favor.
  - b. Last years updated financials and 2021 budget was updated after last meeting.  
Motion to accept both documents by RG, 2nded by DM, ALL were in favor.
5. Ongoing Business
  - a. Final planning for Annual Meeting. Monday, February 22 2021
    - i. Review agenda items and speakers. Rick moderator. Phil YIR. Steve for ACC, Paul for Gates and Marie for Landscaping.
    - ii. Agree handouts and slides. Road work pics will scroll at beginning!
    - iii. Zoom meeting details (Melanie Scharton). Agree on Zoom meeting practice run to be scheduled. Melanie to keep an eye on the "waiting" room and questions. It is agreed to not block any access as this is a public informational review. Election is uncontested. If any changes then SC will monitor emails.
    - iv. Quorum has not been achieved via returned mail. SC to email board on 2/17 with current count and CR will employ and email campaign to spark interest.
  - b. Speeding cars and sheriff.  
Patrol on 1/13. 4 citations. 6 warnings.
  - c. Quarries.
    - i. Hays Quarry. No update.
    - ii. Centex. No update.
  - d. Committee recruitment. - Continue to look for community volunteers.
  - e. Legal updates. – Nothing new.

6. New Business. Board Member topics. Limited to 5 minutes each.
  - a. CCR update project (DM/KB). Clarifications and processes as made within past years to be posted on the website for a clearer understanding. No update yet. DS and SJ to take over.
  - b. SC questioned the resale certificate policy instated in 2020. We agreed a letter to be signed by prospective homeowner acknowledging the presence of CCRs be returned to the HOA prior to certificate being issued. This isn't happening as title companies are not returning them. CR will work with SC to try to have a better return.
7. Standing Committees. Updates.
  - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
    - I. Applications: 1 house and 1 fence.
    - II. Violations: Story chickens resolved. Roosters on Humphreys needs letter. Shed on W Bartlett in violation of no application, 4 trailers, 1 burn pile, 1 sign. E Bartlett burn pile is back. CR to email including last months issue to try to seek resolve.
  - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
    - I. PMs and /or other issues. No new issues!
    - II. Discuss options for gate directory systems update. SC to look at decommissioning the directories as we realize the world now has cell phones for communication.
  - c. Neighborhood & Welcoming Committee –Lu Berlin, Lisa Tovar, Melanie Scharton, CR  
Nothing new.
  - d. Road Committee – Phil Mueller, Richard Spradley, and Julie Akers  
Turn around at W Bartlett seems to be successful according to the Scallons.
  - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.  
Not present, no update given.
  - f. Landscape Committee –Marie Coates.
    - I. ROW and general mowing. On hold, especially with upcoming freezes. Look for an arborist to address our trees. Obtained a key for the new irrigation box at entrance.
    - II. Entrance landscaping project warranty work (CR). Company has responded and negotiations are under way.
8. Guest topics. Limited to 5 minutes each
  - a. Brett Mushette. Has concerns with the Creekside new construction home. Will plant to cover the utilities.
9. Executive Session.
  - a. Prior meeting oral summary – President. No session to summarize.
10. Scheduling of next meeting and conclusion.
  - a. Next monthly meeting scheduled as a zoom meeting for March 9, 2021...after the February, 22, 2021 Annual Meeting.
  - b. Conclusion at 7:55pm.

**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.**