

FEBRUARY 2022 RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30 PM

Date: Tuesday, February 8, 2022

Location: Zoom Conference Call

1. Establish quorum (3) Board members. Rick Gibbs, Phil Mueller, Donna Bjornson, Cristi Giguere and David Mixon.
2. Welcome and introduce all in attendance. Scott Christians, Marie Coates, Kelly Baugher, Dayna Salter, Steve Jackson, Lori Daves, Dale Olmstead, Richard Spradley, Melanie Scharton, Thomas Doebner and Frank Dickey.
3. Review and approved meeting minutes for previous month(s) and/or special meeting.
 - a. January 2021. Motion to accept by DM, 2nded by DB, ALL in favor.
4. Review of financial statements for previous months.
 - a. Review and approve financial statement per bookkeeper's reports. \$38,651 income, \$4,520.22 expenses, \$277,166.57 in the bank. Motion to accept by DB, 2nded by CR, ALL in favor.
 - b. Status report on 2022 dues receipt.
 - c. Comment regarding the FDIC insuring only up to \$250,000 in account.
5. Ongoing Business
 - a. Request for subdivision of a lot (Frank Dickey). Compelling argument presented to the board regarding the two lots splitting the gate, one property out and one property in rendering it harder for the owner to resell.
Board discussion ensued in executive session. Lori to investigate subdivide versus combine and precedents and what in CCRs allows or disallows.
 - b. Monthly to do list:
 - i. Confirm candidates for board member election. Richard Spradley is only new potential volunteer.
 - ii. Finalize annual meeting agenda and speakers.
 - iii. Confirm details for zoom meeting and voting. Do a dry run on 2/15.
 - c. Sheriff patrol update (RG)
16 stops, 5 cites and 9 warns for speed, 2 cites exp DL, 3 cites exp reg
 - d. Quarries (CR) nothing new with either quarry.
 - i. Hays
 - ii. Centex
 - e. Committee recruitment.
 - f. Legal. Update on Creekside situation. Per correspondence the owner has until 2/9/22 to remove.
6. New Business. Board member topics.

7. Standing committee updates.
 - a. Architectural control committee – Kelly Baugher, Dayna Salter, Steve Jackson
 - i. Applications
 - ii. Violations
 - iii. Burn pile update (RS)
 - iv. Clarifying responsibility for CCR decisions and enforcement continued discussion. Agree to ACC doing drives and sending letters as they currently do. After third letter the board will continue pursuit. Agreed one board member will join the ACC for drives each month on a rotating schedule.
 - b. Gate committee P4&5 ad P7&8 –Jim Coates, Rick Gibbs and Paul Czarnocki.
 - i. PMs and/or other issues. Freeze affected gates but issues were fixed and all are working. Pedestals are still on order.
 - c. Neighborhood and welcome committee – CG, Janann Gibbs, Lu Berlin. Nothing, list of new members has been requested.
 - d. Road committee – PM, Richard Spradley
 - i. Update on 2021-22 road maintenance program development. Met with SW Engineers. Determined the need of Geotech engineering to do road borings.
 - e. Wildlife committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CG. Nothing.
 - f. Landscape committee – Marie Coates
 - i. Update ongoing items.
 - ii. Wildflower mowing debate. 10' ROW will be mowed.
8. Guest topics. Limited to 5 minutes each.
 - a. RG out 2/16-3/13. CG to create March agenda.
9. Executive session (guests excluded.)
10. Scheduling of next meeting and conclusion.
 - a. Schedule next BOD meeting, 3/8/22.
 - b. Conclusion. At 8:27PM.

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 a meeting to discuss any matters of The Association.