

## JANUARY RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, January 9, 2018

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), David Mixon (DM), David Fletcher (DF), and Phil Mueller (PM). Absent was Patrick Anderson (PA).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Mark Rawlings, Andrea Siebert and Dale Olmstead.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
  - a. December 2017 Minutes. Motion to accept minutes as presented by DM, 2nded by PM, ALL were in favor.
4. Review of financial statements for the previous month(s).
  - a. Review and approve financial statement...per bookkeeper's reports.  
December summary for the minutes:  
\$58,416.03 in total income, mostly dues of course. Expenses totaled \$6,139.98, the majority of which was close to \$5K for the bridge repair work, otherwise normal monthly expenses. Ledger starting balance \$4,695.69 ledger ending balance \$58,013.80. Total savings and checking \$202016.11. Motion to accept report as presented by PM, 2nded by DM, ALL were in favor.
  - b. Collections and attorney  
Reviewed, no update.

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.  
All is on track for annual meeting. Agreed that Blue Coyote will count at annual meeting.
  - b. FROM: Monthly TO DO list.
    - I. Discussion of Annual meeting paperwork (agenda, quorum, candidates/vote, year in review.)
    - II. Finalize all annual meeting paperwork and prepare for print. Reviewed and agreed.
    - III. Establish AM date, time, venue. 2/12/18 at 6:30 at the Lodge.
    - IV. Dues invoices out by EOM including terms clearly stated. Reviewed policy.
  - c. Speeding cars and sheriff.  
Shifts to be performed next week.
  - d. Quarries. NO UPDATE
    - I. Hays Quarry
    - II. Centex.
  - e. Year In Review, Newsletter & Life safety plans.  
PM created document and will present all information at the AM.
  - f. Committee recruitment.  
Still looking for community volunteers!

- g. Landscaping. ROW and general mowing, front entrance, gate entrances. DM
    - I. PA working with DM to learn about landscaping work and take this over in 2018.
  - h. Front entrance project. Being left for determination at Annual meeting for support. At a minimum the wood posts and stringer must be replaced this year if larger project not determined. MR estimates to Demo, Concrete and 8x8 posts set in metal posts with 2x8 stringers attached to stone with angles +/- \$12,000. Pressure wash columns and stone +/- \$500.
6. New Business. Board Member topics. Limited to 5 minutes each.
- a. DF. Flag light out.
7. Standing 2015 Committee. Updates.
- a. Architectural Control Committee – Kathryn Hirst, Kelly Baugher and Andrea Siebert  
AS reported. Will try to include photos of violations for clear documentation in property files. Need another ACC member as KH will be exiting.
  - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Thomas Doebner, Jim Coates, Kevin Boissonneault  
Reminder that resident Dawn Austin will pressure wash the stone in the spring.  
PC. All is good. One remote sold. Operator will need replacing in 2018.
  - c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Karen Marshall, CR  
CR. Nothing to report. Hope to drive around in spring 2018.
  - d. Road Committee – Mark Rawlings  
(gave entrance fence update)
  - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.  
Not present, no update given.
8. Guest topics. Limited to 5 minutes each.
- a. Dale O. one application for BOD by Chris Baird. PM and DF will run for their seats. DM is retiring from board.
9. Executive Session.
- December session detailed ACC violations and accounts. Discussed severe account on Creekside.  
CR to send Creekside resident information to attorney for processing.
10. Scheduling of next meeting and conclusion.
- a. February has an Annual Meeting, and therefore no monthly meeting.
  - b. Conclusion at 7:36pm.

**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.**