

JANUARY RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday January 8, 2018

Location: Ruby Ranch Lodge

AUDIO CONFERENCE as provided was not utilized and was thereby disconnected.

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), David Fletcher (DF), Phil Mueller (PM), Rick Gibbs (RG) and Patrick Anderson (PA).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Andrea Siebert, and Paul Fletcher.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
Motion to accept December meeting minutes as presented by RG, 2nded by PM, ALL were in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement...per bookkeepers report.
Income totaled \$44,120.54 - basically all dues.
Expenses totaled \$15,538.65 - We pre-paid Arctic for the materials for the new fence, a substantial legal invoice at ~1200, guard rail damage at ~1600 and the remainder of the financial review 1500.
Ledger starting balance \$38,966.98. Ledger ending balance \$67,548.87
Total savings and checking \$212,888.17
Motion to accept January financials by PM, 2nded by PA, ALL were in favor.
 - b. Collections and attorney
Discussed all past documented outstanding balances and current legal standing.
 - i. Clark Cove payment. Received post dated payments.

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.
Addressed earlier decision for bookkeeper to verify Annual Meeting voting.
 - b. Monthly TO DO list.
 - i. Signs for annual meeting. CR to A&E.
 - ii. Begin discussing spring landscaping and mowing process
 - iii. Begin discussing wildflower mowing campaign.
 - c. Speeding cars and sheriff.
12/21 7 stops. 2 cite speed, 2 warn stop, 3 warn speed
 - d. Quarries.
 - i. Hays Quarry. Had conference call meeting. No new information.
 - ii. Centex. No update.
 - e. Year In Review, Newsletter & Life safety plans.
Goes in mail along with YIR by 1/19/19.
Additionally, quorum paperwork to date is 65 members. CR to begin emailing members 1/18/19.

- f. Committee recruitment.
Continue to look for community volunteers
- g. Landscaping – moved to committee reporting under section 7.
- h. Legal Updates
 - i. Creekside #1 Foreclosure. DF to get current update.
 - ii. Creekside #2. PA attempted correspondence. Discussion was had regarding pursuing legal action for not adhering to CCRs. Vote of all present was 6/1 to pursuit.
Motion to pursuit legal action against 462 Creekside for not adhering to CCRs presented by PA, 2nded by RG, CR&PM for, DF against.
 - i. Guard rail damage. Bid for damage by ESSI at \$1623.79. Work performed and is complete.
 - j. Possible gate issue from November/December.
RG to post notice online that gates are for vehicular traffic only.

6. New Business. Board Member topics. Limited to 5 minutes each.

- a. DF. Road base needs repairs. RG and DF to drive to create emergency summary.
- b. DF. Financial review. First draft done. David to manage closing dates to balance and to reconcile any accounting issues. Goal is invoicing on same day of each year.
- c. Flags are dark. Transformer is out. Have fixed.
- d. Next door post + website...

7. Standing 2018 Committees. Updates.

- a. Architectural Control Committee – Kelly Baugher, Andrea Siebert & JD Sellers
Notices. 1 garage door, 3 burn piles, 6 trailers
Applications. 1 pool, 2 fences
Ohlendorf called regarding porta potty to front yard for pick up
Ruby, when dry demo asphalt
- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
Road base discussed under 6a. MR to get bid.
- c. Neighborhood & Welcoming Committee – Christi Anderson, Phil Mueller, Lu Berlin, Karen Marshall, CR
Nothing to report.
- d. Road Committee – Mark Rawlings
Discussion was had that RG & DF would drive roads to see where to enhance fill.
- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.
Not present, no update given.
- f. Landscape Committee – Andrea Siebert and Marie Coates.
Row mowing. No activity for the season.
Front and gate entrances. Mowing happening as expected and cleaned out.
Renovation project. Fence to start within two weeks. AS to have DNZ pressure wash fence columns at entry and 4 way for \$600.
It was discussed and agreed that AS would engage the Natural Garnder to give “bid” to design the entrance planning at \$250.

8. Guest topics. Limited to 5 minutes each.

- a.

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. Schedule February BOD Meeting. Tuesday, February 12, 2019 at 6:30..
- b. Conclusion at 8:16pm.

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.