

JANUARY RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, January, 14, 2020

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), President; Rick Gibbs (RG), Vice President; Donna Bjornson (DB), Treasurer; Phil Mueller (PM), Secretary and David Mixon (DM), At Large.
2. Welcome and introduce all. Guests were Paul Czarnocki,,Scott Christians, Kelly Baugher, Julie Akers, Tommy Owens 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 PM, 2nded by DM, ALL were in favor.
POST MINUTES.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$146K in income, \$98K in expensxes, \$231,000 in the bank.
Motion to accept financials by PM, 2nded by RG, ALL were in favor.
 - b. 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. Set aup annual meeting (below under new business)
 - ii. Signs for annual meeting.
 - c. Speeding cars and sheriff.
12/19. 6 stops, 2 cite speed, 4 warn speed, 3 community contacts
12/30. 8 stops, 8 warn for speed.
Yearly stats. 153 stops, 47 cites for speed, 13 other.
 - d. Quarries.
 - i. Hays Quarry. No update.
 - ii. Centex. No update.
 - e. Year In Review, Newsletter & Life safety plans –
PM created first draft. Looks great. A few items revised.
 - f. Committee recruitment. - Continue to look for community volunteers.
 - g. Legal updates.
 - i. Richards. NO update.
 - ii. Creekside. Signed agreement and payment are supposedly being remitted.
 - h. Flag repairs needed. Landscape crew performed.
 - i. Entrance landscape project. Phase 1 complete.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. 2020 preliminary budget discussion for January approval. All agree to 2019 budget with appropriate increases. Will amend and post upon revisions.
 - b. Set February Annual Meeting. Date 2/24/20. To post for nominations online to be received by 1/27/20. Continue with electronic voting and/or quorum if necessary. If not one applies or is nominated then post as the Water Board does as an uncontested election.

- c. DB email missing from BOD group email. SC to fix.
 - d. Missing dogs in Oak Forest.
7. Standing 2018 Committees. Updates.
- a. Architectural Control Committee –Kelly Baugher & Tommy Owens
 - I. Applications. Greenhouse and Fence.
 - II. Violations. 9 trailers, 1 boat. Fence posts facing outside property. Disabled car.
Discussion had regarding political signs. Legally can post 90 days prior. Primary 3/3/20.
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
 - I. ALL is currently good.
 - c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Lisa Tovar, Melanie Scharton, CR
Nothing new.
 - d. Road Committee – Richard Spradley, Griz Tozar, Julie Akers, James Wier
Need to set another meeting with Ryan Ohlendorf to get firm info prior to annual meeting.
Crack sealing, 2 days \$15,000. Discussion had regarding what all this would entail.
Motion made... for Lone Star to perform 4 days of crack sealing at no more than \$30,000 after meeting with Lone Star to have all questions answered...by DB, 2nded by DM, ALL in favor.
 - 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.
Front and gate entrances. Mowing happening as expected and cleaned out.
Marie out until April. CR to work with DNZ. Mow along bridge. Bi-weekly cleaning.
Trees stick out at Humphreys, second lot from four way.
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. February monthly meeting scheduled for 2/11/20..
 - b. Conclusion at 7:37 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.