

JANUARY RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Monday, January 11, 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 Scharon and Richard Spradley.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. December 2020 Zoom meeting minutes. Motion to accept by PM, 2nded by DB, ALL in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$177,994.29 in income, \$259,982.20 in expenses, \$150,047.15 in the bank.
\$50 discrepancy noted and to be corrected for next months statement.
Motion to accept financials by RG, 2nded by DB, ALL were in favor.
5. Ongoing Business
 - a. Review final 2021 Budget (DB)
DB to fix and send electronically.
 - b. Update plans for Annual Meeting Monday, February 22 2021 (RG)
 - i. Agenda items and speakers
 - ii. Agree details for Zoom meeting and voting. Budget, ACC, roads including reason for dues increases, gates.
Melanie Sharton volunteered to run the Zoom process.
 - iii. Finalize website posting and paperwork for printing. Send out 10-30 days prior. Need YIR.
 - c. Speeding cars and sheriff.
Patrols on 16th and 28th. 12 stops. 1 speed cite, 11 warnings.
 - d. Quarries.
 - i. Hays Quarry. No update.
 - ii. Centex. No update.
 - e. Committee recruitment. - Continue to look for community volunteers.
 - f. Legal updates.
To get Laurie's opinion on annual meeting. If all positions are filled then no election like the water board.
And how to handle nominations made from the "floor" electronically. Possibly email vote during meeting.

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.
 - b. Discuss and decide request to combine lots. Nothing within CCRs or legally dictates as an HOA we combine lots. Motion to not allow combining of lots within the HOA by RG, 2nded by DB, ALL in favor.
7. Standing Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
 - I. Applications: 1 fence, 2 pools, 1 guest house, 1 shed, 1 detached garage. 1 new home on Clark.
 - II. Violations: 14 friendly reminders, 3 violations. Lodge is getting a letter for the fence. 101 RRR hasn't yet fenced the hide their coop. Coops not allowed in non-livestock sections.
W Bartlett property with fence issue to be emailed with date for completion. (CR)
E Bartlett trailer is always in drive and needs another violation letter. Commercial materials in public view.
Burn pile is gone. KB to send letter to negotiate what it will take for neighbor to comply with basic intent of CCRs.
 - 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. Artic crew had Corona and will slowly be back to work.
 - II. Discuss options for gate directory systems update. Is directory access necessary any longer with the use of cell phones and texting? SC/PC to continue looking at newer systems versus our antiquated dial up and old windows XP software based systems.
 - 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 to be discussed in ExecSess.
 - 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.
 - II. Entrance landscaping project warranty work (CR). Company has responded and negotiations are under way.
8. Guest topics. Limited to 5 minutes each
None.
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 February 9, 2021.
 - b. Conclusion.

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.