

JANUARY 2022 RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30 PM

Date: Tuesday, January 11, 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, Jim Coates, Kelly Baugher, Dayna Salter, Steve Jackson, Lori Daves, Dale Olmstead, Richard Spradley, Melanie Scharon, and Ed Kaminski.
3. Review and approved meeting minutes for previous month(s) and/or special meeting.
 - a. December 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. \$177,881.78 income, \$84,591.48 expenses, \$243,835.79 in the bank. Motion to accept by PM, 2nded by DB, ALL in favor.
 - b. Status report on 2022 dues receipt.
5. Ongoing Business
 - a. Request for subdivision of a lot (Frank Dickey) moved to next month. Lori to investigate subdivide versus combine and precedents. What in CCRs allows or disallows.
 - b. Monthly to do list:
 - i. Discuss recruitment and candidates for board member election. DM Marcus Krause declined. Shaun Maxwell is a maybe. Richard Spradley is a yes!
 - ii. Develop annual meeting agenda and speakers. Agenda basically same as last year. YIR discuss high points. No individual committee reporting. Melanie to MC again. If more than two people for election then an online vote during meeting. Schedule dry run for voting week prior. RS to talk about roads.
 - iii. Agree details for zoom meeting and voting. ACC discussion and draft resolution for curable offenses.
 - iv. Update annual meeting paperwork and actions needed. Update last years document.
 - c. Sheriff patrol update (RG)
17 stops, 15 warns for speed, 1 warn stop, 1 arrest of a contractor
 - d. Quarries (CR) nothing new with either quarry.
 - i. Hays
 - ii. Centex
 - e. Committee recruitment. See gates.
 - f. Legal. Update on Creekside situation. Supplemental letter out, owner got first letter vial mail.
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 (see KB email 12/31). ACC feels documents assign all monitoring and enforcement to the Association itself rather than the ACC. Especially being as the ACC has NO power to enforce offenses. Other HOAs specifically state ACC responsibilities but ours says associations responsibility. Lori to review state laws. Especially ones allowing enforcement. Questions surrounding 9.01 ad 7.01. agree ACC to continue as is until more discussion and resolution can be made.
- b. Gate committee P4&5 ad P7&8 – Paul Czarnocki, Jim Coates, Rick Gibbs.
 - i. PMs and/or other issues. Paul is stepping back from duties after a very long run at getting gates under control. All thanks to him. Rick will handle clickers, Jim to step forward in Paul's absence. Clark entry is open and being worked on. New key pad pedestals for both Clark and Labenski to begin.
- 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. Results of Southwest Engineering review. RS met with engineering firm. Info to all soon. Geo Tech borings on RRR every 1,000 feet plus more in trouble areas being suggested. Once info presented then we will create a RFP to shop work.
- e. Wildlife committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CG. Nothing.
- f. Landscape committee – Marie Coates
 - i. Update ongoing items.
 - ii. Update on contract cancellation. LD letter went to DNZ.
 - iii. Select and adopt new landscape maintenance contract. Brightview being engaged. Annual, ROW, entries, gates, four way offered at \$29,089.92 with a 30 day cancellation notice. Motion to accept RG, 2nded CG, ALL in favor.
- 8. Guest topics. Limited to 5 minutes each.
 - a. Ed Kaminski is looking for approval from a 12/23 application. ACC to look into missed document.
 - b. RG out 1/21-2/5. Any needs go to PM.
- 9. Executive session (guests excluded.)
- 10. Scheduling of next meeting and conclusion.
 - a. Schedule next BOD meeting. 2/8/22
 - b. Conclusion. At 8:28PM.

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.