

JANUARY 2023 RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30PM

Date: Tuesday, January 10, 2023

Location: via Microsoft Teams

The January 2023 meeting is scheduled as a Teams Video/Conference Call.

1. Call to Order and Establish Quorum
(3) Board Members - Donna Bjornson (DB), Chris Whittenhall (CW), and Richard Spradley (RS),
Christina Ramirez Camarillo (CR)
2. Welcome and introduce all in attendance.
 - a. Julie Hickers (JH), Steve Jackson (SJ), Lori Daves (LD)
3. Review and approve Meeting Minutes for the previous month(s)
 - a. December 2022 DB motioned to approve, and CW 2nd.
4. Review of financial statements for the previous month.
 - a. Review and approve December financial statement - Bookkeeper's Report. DB motion to accept, CW 2nd
 - b. Collections \$174,536, about 60% of 2023 dues collected
 - c. Expenses: \$83,139 mowing, gates largest expenses, others were routine expenses
 - d. \$277,930 in Broadway, recommend moving money to meet other back to meet \$250,000 insurance limit
 - e. \$57,000 at Heritage Credit Union, did not renew CD to keep funds available for the road project.
 - f. \$334,944 total
5. Existing Business: Discuss/Consider/Take Action Regarding:
Monthly Review
 - a. Traffic Stats - nothing to report
 - b. Quarries - RS, no updates
 - i. Hays
 - iii. Centex
 - c. Committee Recruitment – All call for volunteers to serve on the 3 open board positions.
 - i. treasurer, secretary, member seat open for vote
 - ii. information has been added to website
 - iii. nominating committee needs to approve candidates
 - d. Administrative - no updated
 - e. Legal updates - LD
 - i. no updates
 - f. Annual Meeting - Agenda, Candidates / Vote, Year in Review
 - i. Assign speaker roles and prep needed
 - ii. Venue: 2/21/23 Church of Christ main sanctuary confirmed
 - iii. Finalize Agenda, paperwork - prepare for print, mailout, website post (SC)

- i) need to mailout between 15-30 days before meeting date
 - ii) include Year in Review with road updates - DB will draft
 - iii) include ballot for board members
- iv. Signs and communications for meeting
 - i) need to locate reusable signs - DB
 - ii) want to post them a week before meeting

6. New Business - Discuss/Consider/Take Action Regarding:

Board Member topics (Limited to 5 minutes each)

- a. RSC- working on collection of emails
- b. DB – Quickbooks Online – status update.
 - i. receivable portion not ideal
 - ii. reporting and expenses work well
 - iii. around \$40/mo
 - iv. SC - mentioned option of payhoa.com
 - i) \$185/mo and would include website fee
- c. CW - Update on Frontier Communications
 - i. certificate of liability insurance received
 - ii. services should be turned on in Dec 2023

7. Standing 2023 Committee - Updates

- a. Architectural Control Committee –SJ
 - i. Applications - no issues
 - ii. New Violations - none
 - iii. Update on Previous Violations - no updates
- b. Gate Committee - Jim Coats (JC)
 - i. North W Bartlett gate eye was out of adjustment
 - i) corrected
 - ii) may need to be repainted and update reflectors
 - ii. clark cove gate not able to open gate from further distances
 - i) being monitored
 - iii. Labenski gate key pad poor lighting
 - i) JC will look into options for lighting
- c. Neighborhood & Welcoming Committee - CR
 - i. received contacts from last quarter new residents and we contact before 2/21/23 meeting
- d. Social Committee - CR
 - i. no updates
- e. Road Committee – CW and RS
 - i. still in progress
- f. Landscaping Committee –Marie Coates (MC)
 - i. Front and gate entrances
 - i) RS will approve 2023 landscape proposal
 - ii. Sprinkler systems inspected and issues reported
 - i) several heads need to be replaced
 - ii) ACV valve by Clark Cove needs to be replaced
 - iii) \$605.95 quote to repair

- iv) CW motioned to approve, RS 2nd
- g. CCR Revision Study Committee – RS, CW, DB
 - i. no update, will present at annual meeting

8. Guest Topics (Limited to 5 minutes each)

- a. SJ - questioned if pot holes and road edges will be repaired
 - i. RS has 3 proposals in the process

9. Executive Session

- a. None

10. Scheduling of next meeting

- a. Schedule next BOD meeting - will be combined with annual meeting 2/21/23
- b. 144 hours prior notice will be posted by February 15, 2023 as per state law.

11. Conclusion

- b. meeting adjourned at 7:26pm

c.

- d. 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 this meeting to discuss any matters of The Association.