

JULY RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, July 17, 2018

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), David Fletcher (DF), and Patrick Anderson (PA). Absent were Phil Mueller (PM) and Cris Baird. Cris Baird emailed resignation at 2:05PM.

2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Dale Olmstead, and Andrea Siebert.

3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).

Motion to accept June meeting minutes as presented by PA, 2nded by DF, ALL were in favor. **POST MINUTES.**

4. Review of financial statements for the previous month(s).

June:

\$1,266.37 in total income, about half were dues and the other half a mixture of legal reimbursement, gate openers, resale certificates.

Expenses totaled \$6,292.69, all typical expenses, one ROW mowing

Ledger starting balance \$105,794.29. Ledger ending balance \$101,998.04

Total savings and checking \$246,349.66

Motion to accept June financials as presented by DF by PA, 2nded by CR, ALL were in favor.

a. Collections and attorney

Discussed all past documented outstanding balances and current legal standing.

Discussed DFs update to policies. Agreed all are as discussed. Motion to accept policies as presented by CR, 2nded by PA, ALL were in favor. **POST POLICY.**

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. FROM: Monthly TO DO list. NO ITEMS

b. Speeding cars and sheriff. Trying 2 hour shifts.

6/8/18. 9 stops, 4 speed cites, 4 speed warns, 1 warn exp reg

6/12/18. 6 stops, 2 speed cites, 4 speed warns

6/21/18. 4 stops. 1 speed cites, 1 no ins, 1 no TDL, 2 speed warn, 1 arrest for APD warrant

c. Quarries.

i. Hays Quarry. Will not meet until late in second quarter and will be by conference call.

ii. Centex. It was mentioned to ask if quarry can use flasher rather than beepers. CR to FU.

d. Year In Review, Newsletter & Life safety plans. Post tree trimming reminder.

Nothing anticipated to report until end of year, kept on agenda in case of items needing reporting.

e. Committee recruitment.

Still looking for community volunteers!

- f. Landscaping. ROW and general mowing, front entrance, gate entrances.
 - i. Discussed trying to form another landscaping committee. Reach out to David Mixon and Steve Selger. Andrea Siebert voice willingness to participate.
 - ii. ROW mowing has not been done. Pay only portion of bill relative to work complete.
 - iii. General mowing is occurring biweekly. Service is messy at best, working to get a better handle on contractors performance. Begin bidding process for new contractor should performance not vastly improve.
 - iv. Front and gate entrances. PM/PA to discuss with Rogers weeding must occur with general mowing. It is agreed that all gated areas need a sprucing.
 - v. Renovation project. PC has helped get info from Arctic regarding metal fence. All present to concentrate on getting bids so work can begin. Bid from Unlimited Steel for \$34,338. Bid from Arctic for \$26,700. Bid from DNZ for landscaping only \$10,000. Fence bids have wide variance and need scope revised.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. DF to have sign guys out to bid replacing missing signs or ones not replaced two years ago. Will also straighten any leaning, soft poles. Will also clean all signs. DF updated ½ signs washed. Waiting for info on new signs to install.
 - b. CR. Backflow testing formal acceptance of testing work per emailed agreement.
 - c. ACC. Creekside violation referred to the board for final processing from the ACC in June. CR to send certified and standard letter of violation giving 30 days to remedy or the issue will be turned over to legal.
 - d. There was a fire at the bridge. Not major but source unknown. Suspect vandalism or cigarette butt.
7. Standing 2018 Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher, Andrea Siebert & JD Sellers
No July drive. Had a shed and a fence approval.
Noted violations were: W Bartlett trailer and Clark cistern??
Asked ACC to correspond with Humphreys project to use Rip Rap to help keep road clean.
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
Reminder that resident Dawn Austin will pressure wash the stone in the spring.
SC working on directory, need to work through it with DF.
All gates working. Clark is fine. N WB still issue, but waiting until it breaks to fix it. Lab box has ants which will kill it.
 - c. Neighborhood & Welcoming Committee – Christi Anderson, Phil Mueller, Lu Berlin, Karen Marshall, CR
CR. 12 new families in past 9 months. CR met 8 of 12, left information for 2, emailed/PMed 2.
Miss Red's provided fresh bread.
 - d. Road Committee – Mark Rawlings
2018 road work was discussed by all. CR to email contractor with all remaining concerns. McCoy missing 1 blue reflector still. Grass should be cleared from edge prior to coating. Several missed spots, driveways covered during repairs needing cleaning. HOA to pay ½ bill until all is remedied. It was noted that the crack sealing work was done well. It was mentioned the rest of the streets need to be looked at for crack repairs.
 - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.
Not present, no update given.

8. Guest topics. Limited to 5 minutes each.
 - a. PC noted a resident behind the Lab gate had a party for 80 people planned. Labenski wasn't opening. It was raining. He went and opened it. If residents expect this much traffic they need to plan as ask for gate committee assistance prior to event. Add this to next year's Gate Code Change Reminder...
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 August BOD Meeting. Standard second Tuesday works. 8/14/18 at 6:30.
 - b. Conclusion at 8:15pm.

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.