

## JULY RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Wednesday, July 10, 2019

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), President; Cliff Sorrell (CS), Vice President; David Fletcher (DF), Treasurer; Phil Mueller (PM), Secretary; and Rick Gibbs (RG), At-Large.
2. Welcome and introduce all. Guests were Marie Coates, Paul Czarnocki, Kelly Baugher and David Mixon.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).  
Motion to accept June's meeting minutes as presented by PM, 2nded by CS, CR and RG in favor. DF abstained due to having been conference called into meeting.  
**POST MINUTES.**
4. Review of financial statements for the previous month(s).
  - a. Review and approve financial statement for June...per bookkeeper's report.  
June  
Income totaled \$4345.48 – mostly due to Creekside payoff but also a couple of regular dues checks and two resale certificates.  
Expenses totaled \$7270.97 - \$3500 in landscaping, \$1000 in legal and the rest were typical expenses.  
Ledger starting balance \$70797.56 and ending \$67872.07  
Total savings and checking \$213554.43  
Motion to accept June's financials by RG, 2nded by PM, ALL were in favor.
  - b. Collections
    - i. Past Due update. Agree to hold off attorney collections as only a few accounts are delinquent, and we are actively working on them.
      1. Clark is down to \$436 and is current with scheduled payments.
      2. Ware is making regular payments.
      3. Richards #1 is in foreclosure and we need an update.
      4. Richards #2, no payment yet and we need to reach out to them
      5. RRR owes \$439 and has promised to send a check. We need to follow up.

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. Spring road work – print signs. Also post online and on nextdoor once scheduled ONCE SCHEDULED.
  - c. Speeding cars and sheriff.  
CR reported:  
6/17/19 4 stops. 1 cite speed, 2 warn speed, 1 warn exp reg. Stared raining at 0845 and traffic was slow.  
07/01/19 8 stops. 3 cite speed, 3 warn speed, 2 warn exp reg.
  - d. Quarries.
    - i. Hayys Quarry. No update.
    - ii. Centex. No update.
  - e. Year In Review, Newsletter & Life safety plans - No activity anticipated until EOY.
  - f. Committee recruitment. - Continue to look for community volunteers  
ACC needs help. Try posting on nextdoor.

- g. Legal Updates
    - i. Creekside #2. Suit. CR to FU on action.
    - ii. Richards. Foreclosure. DF to FU on action.
  - h. Bridge and insurance. Waiting for inspections.
6. New Business. Board Member topics. Limited to 5 minutes each.
- a. Approval for additional road base, to formalize electronic board approval. Motion for \$3000 in road base improvements by PM, CS 2nded, ALL in favor.
  - b. Approval for flag replacement, to formalize electronic board approval. Motion to spend \$250 on flags by DF, CS 2nded, ALL in favor.
  - c. Loud music email mentioned. Nothing the BOD can do, especially after the fact. Homeowners should call 911.
  - d. Mailbox destroyed on RRR.
7. Standing 2018 Committees. Updates.
- a. Architectural Control Committee –Kelly Baugher & JD Sellers
    - Applications. Pool, shed, fence, detached garage, drive extension.
    - Violations. Debris piles, burn piles, garage doors, trailers.
    - Items needing resolve or board determination.
    - E Bartlett burn pile
    - W Bartlett fence
    - Humphreys garage
    - Humphreys dirt piles
  - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
    - Gate got hit by Trinity Landscaper. They will pay to fix
    - Labenski exit needs work
    - N Bart needs work
  - c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Lisa Tovar, Melanie Scharon, CR
    - 6/20 drive around. Results pending.
  - d. Road Committee – Mark Rawlings
    - MR to get dummy stick installed at Clark to stop bus. CR to FU with MR.
    - Ribbon edging discussion.
    - Potential of box cut mailboxes, asphalt at edges in addition to repairs and sealcoat.
    - CR to bid the repairs as noted in the inspection report.
  - 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.
    - Front and gate entrances. Mowing happening as expected and cleaned out.
    - Renovation project. Fence complete, planting pushed to October.
    - Lights not working, CR to investigate.
    - MC to engage DNZ to kill weeds at roadsides (and ants, especially at the gates.)
    - DNZ did a sprinkler inspection. Controller out and valve at Clark. Took more time to inspect than anticipated due to all issues. Motion by RG to approve \$350 in labor spent diagnosing issues, 2nded by PM, ALL in favor.
    - DNZ to perform repairs as noted during inspection. Motion by CR to approve \$600 in repairs, 2nded by CS, ALL in favor.

8. Guest topics. Limited to 5 minutes each.
  - a. David Mixon. Property on Creekside has not mowed this year. Against CCRs. Plus a vehicle that appears abandoned. ACC to send letter. This began conversation about HOA standards for such items. In the past we've used "in a manner consistent with neighboring properties". CR to post online to mow yards!
  
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. August meeting scheduled for 8/13/19.
  - b. Conclusion at 7:49pm.

**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.**