

JULY RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, July 14, 2020

Location: Zoom Conference Call

DUE TO THE CURRENT COVID 19 SITUATION THE JUNE 2020 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 Marie Coates, Paul Czarnocki, Kelly Baugher, Melanie Scharton, Richard Spradley, Renee Mauzy, Derek & Karen Marshall, and Alex Martinez.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. May 2020 Zoom meeting minutes. Motion to accept as presented by DM, 2nded by DB, ALL in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$83,127.37 in income, \$56,278.87 in expenses, \$258,829.59 in the bank.
PM motioned to accept financials as presented by DB, 2nded by DM, ALL were in favor.
 - b. Review unpaid 2020 dues and collections.
5. Ongoing Business
 - a. Monthly TO DO list.
 - b. Speeding cars and sheriff.
6/16 and 6/29. 18 stops. 6 speeding citations, 11 warn, 2 not DL, 1 warn exp reg.
 - c. Quarries.
 - i. Hays Quarry. No update.
 - ii. Centex. No update.
 - d. Committee recruitment. - Continue to look for community volunteers.
Steve Jackson emailed desire to volunteer. Dayna Salter was mentioned as possible.
 - e. Legal updates. CR to email attorney and copy RG.
 - i. Creekside lawsuit status update. Waiting payment and signed documents.
 - ii. Richards foreclosure. Waiting for client to be served, covid issues.
 - f. Bridge graffiti – update (RG).
DNZ cannot get it done for the value presented.
DM motion to use new contractor at bid value, DM 2nded, ALL in favor.
 - g. Bridge repair (RG)
2 curbs and 4 reflectors need to be replaced after neighbor hit the area. RG...we have not received payment yet from homeowner's brother who did the damage. RG to text Gamble for assistance as a there was an incident report at the time of damage. DM & CR volunteer to go and speak with them if necessary.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. Flag replacement (RG). Flags are old and need replacing. RG action
CR motion to replace using Austin Flag and Flagpole, DM 2nded, ALL were in favor.
 - b. Review updated budget and spending forecast for 2020 (DB). Forecast indicates that there are sufficient funds to cover preferred option for Story reconstruction plus 4 days of crack sealing this year.

7. Standing 2018 Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher
 - I. Applications: 1 shed, 1 gate, 1 pool, 1 fence, 1 block of metal building
 - II. Violations: NO drive around had.
 - III. Rick to send letter to E Bartlett habitual offender.
 - IV. PM took the action to draft an Acknowledgement (of CCR’s and Acc requirements) for Home Sales which would be added to Closing paperwork.
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
 - I. PMs and /or other issues.
Labenski exit sometimes won’t close. Can be reset and works for a while.
 - c. Neighborhood & Welcoming Committee –Lu Berlin, Lisa Tovar, Melanie Scharton, CR
NO action. Lots of activity for fall drive around.
 - d. Road Committee – Richard Spradley, Griz Tozar, Julie Akers, James Wier
 - I. Story Repair – Review options and select preferred options for bidding.
Reclaim, seal coat, 1 ½” overlay, add cement to stabilize, will take 7-10 days, +/- \$140K. Bids were received and discussed.
CR motioned to accept LSP bid at \$139,400.24, 2nded by RG, ALL were in favor. RG and Richard to coordinate all work and signage and communicate with neighbors who will be most greatly inconvenienced. Also signs at entrance and four way stop.
CR motioned to accept LSP bid for crack sealing at \$8,000 per day for up to 4 days, 2nded by DM, ALL in favor.
 - 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. Ready for mowing in 1-2 weeks from now.
 - II. Front and gate entrances. Need to improve entrance maintenance (DM)
 - III. Sprinklers.
 - IV. Landscaping project does not seem competed. CR followed up with ABC who denies some liability in plant deterioration due to watering. They will come and replace what they feel responsible for on 7/29. CR to double check when done and see what current needs are. DM and MC to also check.
8. Guest topics. Limited to 5 minutes each.
 - a. Alex Martinez brought an ACC issue regarding his fence to the board to discuss. Fence was replaced without approval. Posts are on the exterior. After discussion it was agreed for the board to continue in executive session.
 - b. Melanie asks who to contact regarding a neighbor with décor up out of season, that is the ACC.
9. Executive Session.
 - a. Prior meeting oral summary – President.
The ACC Fence Policy was discussed, including history and alternatives to the current policy. Following discussion, a motion was made to support and uphold the current policy (who made the motion?). DB motion, CR 2nded, DM in favor. RG & PM against.
10. Scheduling of next meeting and conclusion.
 - a. August monthly meeting scheduled as a zoom meeting for 8/11/20.
 - b. Conclusion at 8:30 pm.

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.