

JULY RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, July 13, 2021

Location: Zoom Conference Call

DUE TO THE CURRENT COVID 19 SITUATION THE 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 Scott Christians, Paul Czarnocki, Marie Coates, Dayna Salter, and Steve Jackson.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. June 2021 Zoom meeting minutes. Motion to accept 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. \$77,783.14 in income, \$26,047.64 in expenses, \$201,480.64 in the bank.
Motion to accept financials by RG, 2nded by DM, ALL were in favor.
 - b. Review unpaid 2021 dues. DB to contact 3 delinquent accounts prior to next month to determine collections needs.
5. Ongoing Business
 - a. Monthly to do list.
 - b. Sheriff patrol update. RG.
13 stops, 5 cites and 7 warns for speed, 1 cite no DL, 2 cites exp reg.
 - c. Quarries.
 - i. Hays Quarry. No update. Will invite to join zooms.
 - ii. Centex. No update.
 - d. Committee recruitment. - Continue to look for community volunteers.
 - e. Legal updates. DB contacted attorney about any HOA potential issues regarding vehicles turning around on our roads, discussion was reported.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. New legislation impacting HOAs – DB discussed with attorney. Will check back at the end of session.
 - b. CCR update project. DM/KB. A list of ACC CCR interpretations and guidance was created, discussed and agreed upon as the best action for the ACC and BOD to move forward. Motion to accept by CR, 2nded by RG, ALL in favor.
 - c. Option for owners who wish to manage mowing in wildflower season (RG). Is there a obligation or an opportunity for change versus managing an issue. Signs don't follow CCRs. All seem open to change provided it accomplishes the goal without compromising safety or aesthetics. RG to work on with KB.
7. Standing Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
Letter was mailed to entire membership regarding chickens. Discussion was had to post info online. CR to try a hot topics note for the page. RVs, dogs, chickens, etc.
 - I. Applications:
 - II. Violations: No drive performed. RV on Humphreys. Garage on W Bartlett. Fence on W Bartlett

- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, Kevin Boissonneault and Rick Gibbs
 - I. PMs and /or other issues. N Bartlett gate stuck open. FD had been out and left the Knox key turned. Stays open until FD releases it. They came back and did so.
 - II. Labenski directory is dead. Gate is open and power is off. New keypad with Artic \$500 installed. Motion to install by DB, 2nded by DM, ALL in favor.
- c. Neighborhood & Welcoming Committee –Lu Berlin, Janann Gibbs, and CR
Nothing done committee wise this month.
- d. Road Committee – Phil Mueller and Richard Spradley
Nothing new.
- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.
Nothing.
- f. Landscape Committee –Marie Coates.
 - I. Having trouble getting DNZ to comply timely. Haven't billed from last ROW or entrance mow. Begin documenting and photo documenting all correspondence as non-fulfillment of contract.
 - II. Begin taking bids for new service.
 - III. Oscar performed a sprinkler inspection. Labenski is back on and still funning. Needs fixed. Controller needs replacing. Broken heads at Clark, 4 way and Labenski. All rain sensors need replacing. Bid by Oscar \$750. Motion to accept DB, 2nded DM, ALL in favor.
 - IV. Oscar quoted \$300 for 3 yards of mulch. Wait for DNZ to perform contract.
- 8. Guest topics. Limited to 5 minutes each
 - a. Dayna. Gate power failure continued discussion. Maybe list directions on website, not viable for safety. All gate committee can open. Maybe teach homes closest to gates how to safely and properly open in case of ice storm.
- 9. Executive Session.
 - a. Prior meeting oral summary
- 10. Scheduling of next meeting and conclusion.
 - a. Next monthly meeting scheduled as an in person meeting for August 11, 2021. We will try for in person meetings once per quarter.
 - b. Conclusion at 7:54 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.