

## July 2022 RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30 PM

Date: Tuesday, July 12, 2022

Location: Zoom Conference Call

1. Establish quorum (3) Board members. Donna Bjornson, Cristi Giguere, Richard Spradley and Chris Whittenhall.
2. Welcome and introduce all in attendance. Marie & Jim Coates, Kelly Baugher, Steve Jackson, Dayna Salter and Scott Christians.
3. Review and approved meeting minutes for previous months and/or special meeting.
  - A. June 2022. Motion to accept by CG, 2nded by DB, ALL in favor.
4. Review of financial statements for previous months.
  - A. Review and approve June financial statement per bookkeeper's reports. \$83,108.62 income, \$32,188.97 expenses, \$293,955.44 in the bank. Motion to accept by CW, 2nded by RS, ALL in favor.
  - B. Status report on 2022 dues receipt. Down to 9 total accounts. 3 under \$100. 2 already received 209 letters. 1 to receive email from BOD as habitual late payer. The rest sent to Lori for collection proceedings.
5. Ongoing Business
  - A. Monthly to do list.
    - i. Dues statements out. Discussed as 4B.
    - ii. Changed registered agent with Secretary of State. Richard to check with Rick if Rick is willing to continue to be agent. If not then Richard to file.
  - B. Sheriff patrol update (RG)

June 18. 8 stops. 3 cites speeding, 3 warn speed, 1 warn no reg, 1 warn exp reg.

June 29. 11 stops. 4 warns reg, 1 no dl, 1 cite speed, 1 cite, 1 exp trailer, 1 driver invalid license, 1 failure of license, 1 warn no reg on req trailer, 6 speed, 1 no lamps
  - C. Quarries (CR) nothing new with either quarry.
    - i. Hays
    - ii. Centex. Jake joined. Discussed a bypass through their property. DS questioned blasts. All shots drilled/stemmed minimum 20' deep. Most is 100'. Willing to offer a group presentation with Vibratex.
  - D. Committee recruitment. WE NEED VOLUNTEERS.
  - E. Administrative
    - i. Ability to send emails from [board@ruby ranch tx.com](mailto:board@ruby ranch tx.com). Instructions sent by Scott.
    - ii. Sharing and updating documents.
  - F. Legal.
    - i. Update on Creekside situation. Lori to update board...original info was the owner has until 2/9/22 to remove. Fence down. RVs in back visible. People living in RVs. Visquine present. Need neighbor observation for proof. Have reports from past 30 days. LORI NOT PRESENT TO UPDATE.

- ii. Burn pile on Bartlett is still an issue. Lori will draft official document. LORI NOT PRESENT TO UPDATE.
- 6. New Business. Board member topics.
  - A. None.
- 7. Standing committee updates.
  - A. Architectural control committee – Kelly Baugher, Dayna Salter, Steve Jackson
    - i. Applications. Shed, drive, solar panels. Walter shed – yes if added to barn, not new or must match house if added new.
    - ii. Violations. Lodge fence is still an issue. Richard to send letter. Didn't do June drive.
    - iii. Richard to do June now July drive with ACC.
  - B. Gate committee P4&5 ad P7&8 –Jim Coates, Rick Gibbs and Paul Czarnocki.
    - i. Clark issue. Broken sensor wire. Power outage and new battery back ups didn't work. Finding solution. Need to test quarterly for safety.
    - ii. Code change happened as scheduled. Need to check that EMS has own code.
  - C. Neighborhood and welcome committee – CG, Janann Gibbs, Lu Berlin.
    - i. No May progress.
  - D. Road committee –Richard Spradley
    - i. Waiting on engineering report and repairs of potholes and crack seal bid.
  - E. Wildlife committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CG. Nothing.
  - F. Landscape committee – Marie Coates
    - i. ROW and general mowing. Going well. Getting quotes to trim labenski trees as vehicles are hitting. Marie and Jim will trim front entrance trees for safety.
    - ii. Electrician coming out next week.
- 8. Guest topics. Limited to 5 minutes each.
  - A. None.
- 9. Executive session (guests excluded.) None.
- 10. Scheduling of next meeting and conclusion.
  - A. Schedule next BOD meeting 8/9/22.  
144 hours prior notice will be posted as per state law.
  - B. Conclusion. At 7:17 PM.

**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 a meeting to discuss any matters of The Association.**