

RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30PM

Date: Tuesday, July 11, 2023

Location: via Microsoft Teams

The July 2023 meeting is scheduled as a Teams Video/Conference Call.

1. Call to Order and Establish Quorum
 - a. (5) Board Members present - Richard Spradley (RS), Donna Bjornson (DB), Chris Whittenhall (CW), Christina Ramirez Camarillo (CR), Juliette Akers (JA)
2. Welcome and introduce all in attendance.
 - a. Scott Christians (SC), Marie Coates (MC), Jim Coates (JC), Steve Jackson (SJ), and Melanie Scharton (MS), Lori Davies (LD)
3. Review and approve Meeting Minutes for the previous month
 - a. June 2023, approved by RS, 2nd by CW and DB
4. Review of financial statements for the previous month.
 - a. June 2023 Bookkeeper's Report - approved by CW, 2nd by JA and CR
 - b. Collections \$113k YTD
 - c. expenses: \$47k YTD
 - I. largest expense was mowing \$17k and landscaping \$15k
 - d. balance now \$401k
 - e. \$244k in Broadway bank checking
 - f. \$157k in Heritage bank
 - g. AR aging report - SC
 - I. \$6218 is still owed, \$1500 from a house that just closed and payment expected soon
 - II. one owner on payment plan and other owner payment plan denied due to not fulfilling last years payment plan
 - III. 209 letters have been mailed but will wait 2-3 weeks before presenting to board
5. Existing Business: Discuss/Consider/Take Action Regarding:
Monthly Review
 - a. Traffic Stats - no updates
 - b. Quarries - no issues, blasting notifications are now posted on website by SC and emailed out
 - I.Hays
 - II.Centex
 - c. Committee Recruitment - no updates
 - d. Administrative - no updates
 - e. Legal updates - none
6. New Business - Discuss/Consider/Take Action Regarding:
 - a. Board Member topics (Limited to 5 minutes each)

- I. increased truck traffic access an adjacent tract via the Ruby Ranch roads
 - i. we do not have hands on the easement that grants them access to HOA roads
 - ii. will need to go to shed to find documents from HOA in 2005
 - iii. RS contacted owners and they had trucks coming in due to putting roads in property
 - iv. owner said he would notify RS if he needs large amount of materials in the future
 - v. there is not another way into property based on Google Earth view
 - vi. they are granted access by paying one HOA member fee
 - vii. we cannot charge them any special assessment for the damage
 - viii. DB recommends looking into title companies to look up easement
 - ix. JA asked since only 2 remotes given, if that should limit them to 2 vehicles
 - x. LD paperwork does say if there is damage they are responsible for it but we would need to prove it (assuming paperwork similar to that to the Rubys)
 - xi. RS received a new photo showing damage on Story Dr. SC will look into it

7. Standing 2023 Committee - Updates

- a. Architectural Control Committee –Kelly Baugher (KB), Dayna Salter (DS) and Steve Jackson (SJ)
 - I. Applications - no updates
 - II. New Violations - KB not present, no updates
 - i. no drive around since last meeting
 - III. Update on Previous Violations
 - i. no updates
- b. Gate Committee - Jim Coats
 - I. all gates functioning
 - II. gate code change for July 10 completed
 - III. paint and reflector work still pending due to weather
- c. Neighborhood & Welcoming Committee – Christina Ramirez Camarillo
 - I. no updates
- d. Social Committee - Christina Ramirez Camarillo
 - I. Summer concert completed 6/29/23
 - i. good turnout for first event
 - ii. will try and plan next event in winter
- e. Road Committee – Chris Whittenhall and Richard Spradley
 - I. getting 2 quotes for front entrance and story road repair
 - i. working to get a more comprehensive plan revised to address more issues
 - II. no update on the ballots
- f. Landscaping Committee –Marie Coates
 - I. sprinkler system inspection showed no issues
- g. CCR Revision Study Committee – Richard Spradley, Chris Whittenhall, Donna Bjornson, Lori Davies,
 - I. no updates

8. Guest Topics (Limited to 5 minutes each)

- a. Shawn Simpson new resident, just wanted to say hello

9. Executive Session

- a. None

10. Scheduling of next meeting

- a. next BOD meeting scheduled - 8/8/23 @ 6:30pm.
- b. Conclusion at 7:05pm

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 this meeting to discuss any matters of The Association.