

MAY RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, June 11, 2019

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR) and Phil Mueller (PM). David Fletcher (DF) was present via conference call. Absent was Patrick Anderson (PA) and Cliff Sorrell (CS).
2. Welcome and introduce all. Guests were Marie Coates, Scott Christians, Dale Olmstead, Rick and Janann Gibbs and Tommy Owen.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
Motion to accept May's meeting minutes as presented by PM, 2nded by CR.
POST MINUTES.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement for March...per bookkeeper's report.
May / YTD
Income totaled \$82,298 - basically all dues and resale certificates.
Expenses totaled \$50,125 mainly fence.
Total savings and checking \$216,480
Motion to accept May's financials by PM, 2nded by DF, 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.
 - ii. Clark cove payment. More post- dated checks given. Check deposited.

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.
 - b. Monthly TO DO list.
 - i. Spring road work – print signs. Also post online and on nextdoor once scheduled.
 - c. Speeding cars and sheriff.
CR reported:
5/15. 9 stops. 4 cites speeding, 1 no DL, 1 exp reg.
5/30. 9 stops. 4 cites speeding, 5 warn speeding.
 - 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 #1 Foreclosure. DF communicated with homeowner, full outstanding balance was received.
- ii. Creekside #2. Suit. CR to FU on action. Discussion based on attorney and situation. Motion (to accept 50% settlement offer including all current and future expenses associated with closing this matter AND with explicit wording in permanent injunction that forbids any type of anything which could be construed as a trailer being visible from the street) made by PM, 2nded by CR, all were in favor.
- iii. Richards. Foreclosure. DF to FU on action.
- h. Bridge and insurance. Motion to include ALL culverts in inspection at an addition value of up to \$2000 by PM, 2nded by CR, ALL were in favor. CR to sign documents and communicate with Excalibur.
Recommended to add this to the running TO DO list for inspection every 5 years.
- i. Four way stop sprinkler leaks. Water is off. Marie to communicate with DNZ regarding the motion for DNZ to perform repairs at \$95 by CS, 2nded by PM, ALL were in favor – from May meeting

6. New Business. Board Member topics. Limited to 5 minutes each.

- a. Patrick Anderson submitted resignation electronically 6/10/19. The remaining board members discussed appointment options and agreed to re-appoint past appointed board member Rick Gibbs. Motion to appoint Rick Gibbs to fill Patrick Andersons vacated seat by CR, 2nded by PM, all were in favor.
- b. Ruby Dahlstrom nature preserve is open.

7. Standing 2018 Committees. Updates.

- a. Architectural Control Committee –Kelly Baugher & JD Sellers
- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
Emailed that PM to happen soon and all need greased.
- c. Neighborhood & Welcoming Committee – Christi Anderson, Lu Berlin, Lisa Tovar, Melanie Scharon, CR
Next welcoming is in the works for next week.
- d. Road Committee – Mark Rawlings
MR to get dummy stick installed at Clark to stop bus. CR to FU with MR.
MR to get concrete ribbon bid, intent is to consider edging RRR. Information discussed. Ribbon curbing at approximately \$17-\$24/LF depending on quantity has no return or investment to the HOA. Current method of base fills to continue.
It was agreed to continue the fills agreed upon in May and to digest repairs and information to continue with seal coating as a summer project.
It is understood that dues will need to be raised to allow for more road repairs in next years budget.
- 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. It is agreed that another ROW mowing needs to get on schedule due to all the rain.
Front and gate entrances. Mowing happening as expected and cleaned out.
Renovation project. Fence posts and stringers installed. Needs stain and seal now – which will begin as soon as there are 4-5 rainless days.
DF/CR to engage DNZ for updated contract info. Contracts as offered do not have enough information to sign
MC to engage DNZ regarding power washing the bridge at the graffiti...12-16 hours, to clean only \$700-900. MC to get price to prime and paint as well.
CR engaged ABC Home and Commercial to give design bid for entry, four way stop and gated areas complete replant. It is agreed to push this topic until September to pursuit work in October.

8. Guest topics. Limited to 5 minutes each.
 - a. Nothing presented.
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. July meeting scheduled for 7/9/19. (pushed electronically to 7/10/19.)
 - b. Conclusion at 7:21pm.

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.