

JUNE RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, June 9, 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 Scott Christians, Marie Coates, Paul Czarnocki, Kelly Baugher, Melanie Scharton, Richard Spradley and Ryan Ohlendorf.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. February 2020 meeting minutes. Motion to accept as presented by DM, 2nded PM, ALL in favor.
 - b. April 2020 Zoom meeting minutes. Motion to accept as presented by RG, 2nded by PM, ALL in favor.
 - c. May 2020 Zoom meeting minutes. Motion to accept as presented (with edit to a misspelled name) by PM, 2nded by DM, ALL in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$81,152.82 in income, \$46,811.77 in expenses, \$266,322.14 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. DB to initiate phone calls before accounts are turned over to attorneys.
The next step is to send accounts to the attorney at the individual property owner's expenses for lein procedures to begin as per our governing documents.
5. Ongoing Business
 - a. Monthly TO DO list.
 - i. Volunteer recognition. Completed by DB, DM & RG.
 - b. Speeding cars and sheriff.
14th & 27th. 14 stops. 5 cite for speeding, 1 no TDL, 9 warnings, 3 community contacts.
 - c. Quarries.
 - i. Hays Quarry. No update.
 - ii. Centex. No update.
 - d. Committee recruitment. - Continue to look for community volunteers.
Janann Gibbs has joined in Welcoming. Tommy Owens is leaving ACC.
 - 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. Clark Cove culvert project (CR).
Work is complete.
 - g. Bridge graffiti – update (DM).
DM will follow up and get it done. Up to \$500 value DNZ bid.
 - h. Bridge repair (RG)
2 curbs and 4 reflectors need to be replaced after neighbor hit the area. RG to follow up.

6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. Quarry discussion had regarding their own policies and procedures of which the HOA has no authority.
7. Standing 2018 Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher & Tommy Owens
 - I. Applications: 2 fences, 2 deck patios.
 - II. Violations: 2 boats
 - III. Other. Board to send E Bartlett a habitual offender letter. KB to help RG draft.
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
 - I. PMs and /or other issues.
Wheels replaced. Replacement for battery back ups in and to be installed Friday. PMs are done.
 - c. Neighborhood & Welcoming Committee –Lu Berlin, Lisa Tovar, Melanie Scharton, CR
Lu provided bread
CR & Janann drove and welcomed 501 Matzig, 1295 RRR, 369 Ware, 338 Richards, 831 W Bartlett
Lisa welcomed 101 Armstrong
 - 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. Ryan to write spec for RG to send out to bid.
 - II. Discussions regarding budgeting. Matzig is showing signs but not at the same level of failure. Entire community crack sealing at \$40K is still viable once budget is established.
 - 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.
 - II. Front and gate entrances. Need to improve entrance maintenance (DM)
 - III. Sprinklers.
 - IV. Landscaping project does not seem competed. CR to contact ABC and pull contract to verify what was done and what has died. Front and Labenski in particular.
8. Guest topics. Limited to 5 minutes each.
 - a. Park Cable. DM to check on why the park is open. DNZ originally installed and has the key. Cable is down due to overgrowth. DNZ bid \$1250 to cut all back and repair. DM to check with Oscar who just performed a repair.
 - b. MC mentioned Tposts are not necessary at ALL trees. DNZ bid \$500 to pull. PM to check and give input.
9. Executive Session.
 - a. Prior meeting oral summary – President.
No oral summary necessary as all items discussed within the body of the public meeting.
10. Scheduling of next meeting and conclusion.
 - a. July monthly meeting scheduled as a zoom meeting for 7/14/20.
 - b. Conclusion at 7:55 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.