

## **JUNE RUBY RANCH HOA BOARD MEETING MINUTES**

Time: 6:30PM

Date: Monday, June 7, 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, Kelly Baugher, Dayna Salter, Marie Coates, Dale Ohmstead, Kenneth Vargas from W Bartlett and JB Kolodzey from Clark.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
  - a. May 2021 Zoom meeting minutes. Motion to accept by RG, 2nded by PM, ALL in favor.
4. Review of financial statements for the previous month(s).
  - a. Review and approve financial statement  
YTD. \$77,104.81 in income, \$24,723.10 in expenses, \$202,127.20 in the bank.  
Motion to accept financials by DM, 2nded by CR, ALL were in favor.
  - b. Review unpaid 2021 dues. 7 past due, 4 are full balance. 209 letters went out. Need to send to collections
5. Ongoing Business
  - a. Monthly to do list.
  - b. Sheriff patrol update. RG.  
2 patrols. 2 cites and 9 warn speed, 5 cite, 3 warn reg, 2 cite no DL, 1 cite and 2 warn equipment.
  - 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.
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. Email proposed notes, again.
  - c. Update on Sales Tax Exemption question RG. We are not tax exempt.
7. Standing Committees. Updates.
  - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter  
HOA board and ACC email addresses are having issues. SC to fix for all.
    - I. Applications: One pool approval. W Bartlett Shed not applied for, skirted now.
    - II. Violations: most resolved. A lot of repeat offenders.

- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, Kevin Boissonneault and Rick Gibbs
    - I. PMs and /or other issues. All good currently.
  - c. Neighborhood & Welcoming Committee –Lu Berlin, Janann Gibbs, and CR
    - PC has a new neighbor...he will say hello!
    - 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. ROW and general mowing. Has not occurred. Sprinkler is off at Labenski. Sensors not working. Front needs mulch.
8. Guest topics. Limited to 5 minutes each
- a. JB Kolodzey didn't get email from ACC. CR resent to all. ACC needs pictures.
  - b. Kenneth Vargas just wanted to listen in.
  - c. Steve Jackson detailed issues with landscape.
  - d. Dale Olmstead wanted to give a "good job" to all.
9. Executive Session.
- a. Prior meeting oral summary – President. No session to summarize. Board did adjourn into ExecSess to discuss continued issue with gate at W Bartlett and items relating.
10. Scheduling of next meeting and conclusion.
- a. Next monthly meeting scheduled as a zoom meeting for July 13, 2021. August will be in person. We will try for in person meetings once per quarter.
  - b. Conclusion at 8:00pm.

**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.**