

June 2022 RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30 PM

Date: Tuesday, June 14 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, Lori Daves, Dale Ohlmstead, Kelly Baugher, Steve Jackson, and Dianne Bupp.
3. Review and approved meeting minutes for previous months and/or special meeting.
 - A. May 2022. Motion to accept after correction of date from March 9 to May 10 by CW, 2nded by RS, ALL in favor.
4. Review of financial statements for previous months.
 - A. Review and approve March financial statement per bookkeeper's reports. \$81,369.25 income, \$24700.85 expense, \$299,704.19 in the bank. Motion to accept by DB, 2nded by CW, ALL in favor.
 - B. Status report on 2022 dues receipt. 10 delinquent accounts total, 1 under \$100 and 3 on payment plans. 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)
No patrols in May.
 - C. Quarries (CR) nothing new with either quarry.
 - i. Hays
 - ii. Centex
 - D. Committee recruitment. WE NEED VOLUNTEERS.
 - E. Administrative
 - i. Ability to send emails from board@rubyranchtx.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 to pursuit.
 - ii. Burn pile on Bartlett is still an issue. Lori will draft official document.
6. New Business. Board member topics.
 - A. None.

7. Standing committee updates.
 - A. Architectural control committee – Kelly Baugher, Dayna Salter, Steve Jackson
 - i. Applications. Detached garage, pool, repaint, roof, fence.
 - ii. Violations. Lodge fence is still an issue. Debris on Matzig, 4 boat trailers, 2 boats, garage, RRR sign
 - iii. Richard to do June drive with ACC.
 - B. Gate committee P4&5 ad P7&8 –Jim Coates, Rick Gibbs and Paul Czarnocki.
 - i. All gates working. No issues this month.
 - ii. Gate code change set for July 11. One code per section, so two community codes. Signs to go out July 5. Jim to check if last years signs can be used again, if not we need to contact A&E and get new without a date, just “Gate Code Change MONDAY”.
 - C. Neighborhood and welcome committee – CG, Janann Gibbs, Lu Berlin.
 - i. No May progress.
 - D. Road committee –Richard Spradley
 - i. MLA Geotechnical started core samples. RS + CW rode with Ryan Ohlendorf. Ryan to get immediate repairs needed bid. And crack sealing bid. Both to continue to salvage existing roads.
 - E. Wildlife committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CG. Nothing.
 - F. Landscape committee – Marie Coates
 - i. ROW and general mowing. New company is doing a good job. Labenski weeds are taking over.
 - ii. Electrician bid for front entrance.
8. Guest topics. Limited to 5 minutes each.
 - A. Dale thanked the ACC for lists of members. Backflow letters eminent!
9. Executive session (guests excluded.) None.
10. Scheduling of next meeting and conclusion.
 - A. Schedule next BOD meeting 7/12/22. 144 hours prior notice will be posted as per state law.
 - B. Conclusion. At 7:23 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.