

MARCH RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, March 12, 2018

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), David Fletcher (DF), and Patrick Anderson (PA). Absent were Phil Mueller (PM) and Cris Baird (CB).
2. Welcome and introduce all. Guests were Scott Christians, Dale Olmstead and Kathryn Hirst.
3. Close Annual meeting
 - a. Quorum count and election results. Election was uncontested as determined at annual meeting. Quorum count is being verified.
 - b. Elect/assign 2018 director positions of President, Vice President, Treasurer and Secretary. This is pushed to April as only 3 of 5 members were present.
4. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. January 2018 Minutes. Motion to accept minutes as presented by PA, 2nded by DF, ALL were in favor.
 - b. Annual Meeting Minutes. Motion to accept minutes as presented by CR, 2nded by PA, ALL were in favor.
5. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement...per bookkeeper's reports.

January:
\$33,916.08 in total income, mostly dues, one resale certificate.
Expenses totalled \$4,265.74 - all standard expenses, with around \$520 for the homeowners' meeting and \$131 for gate openers. Also two sets of traffic invoices so \$800 instead of the usual \$400.
Ledger starting balance \$58,013.80 ledger ending balance \$87,653.06.
Total savings and checking \$231,665.45.
Motion to accept as presented by PA, 2nded by CR, ALL were in favor.

February:
\$17,901.38 in total income, mostly dues, however we also had \$2000 of legal fees reimbursed.
Expenses totalled \$4,888.33 - Legal at \$1600, a couple gate maintenance and repair items at \$1025, homeowners meeting invoice at \$600 and the rest were our recurring expenses.
Ledger starting balance \$87,653.06. ledger ending balance \$100,666.11
Total savings and checking \$244,678.50
Motion to accept as presented by CR, 2nded by PA, ALL were in favor.
 - b. Collections and attorney
How are we doing on Dues so far? Between 12/1/17 and 3/8/18, we had \$114K in income. Prior year same period was \$99K. The year before that, 2015-2016 was \$97K. Recall that we did bring forward the due date one month, however even last year by this date they were well and truly 30 days past due by March.
As of 3/8 we have 28 accounts that owe more than just interest. On April 4th last year, when we were preparing to send the certified letters, we had 34 accounts that owed more than just interest. Out of these 28 accounts, only 12 of them were on the list on April 4th last year.

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.

6. Ongoing Business

- a. Electronic voting / website / RR Electronic Accounts.
- b. FROM: Monthly TO DO list.
 - i. Acclimate all members to current contracts and policies. Pushed to April.
 - ii. Dues statements out with note that outstanding balances will be turned to collections with all fees associated at the responsibility of the lot owner. Done, EOM certified letters.
 - iii. Change registered agent with Secretary of State. Pushed to April.
 - iv. Gate code change in March. Check date. CR get signs from DM.
- c. Speeding cars and sheriff.
2/9/18. 7 stops. 4 cites for speeding, 1 no DL, 1 warning registration, 2 warnings speeding.
2/12/18. 13 stops. 4 cites for speeding, 9 warnings for speeding.
- d. Quarries. NO UPDATE
 - i. Hays Quarry. CR. Met on 2/28/18. PA and MR were present. All is per standard with nothing new to report.
 - ii. Centex. CR to work to set up meeting.
- e. Year In Review, Newsletter & Life safety plans.
Nothing anticipated to report until end of year.
- f. Committee recruitment.
Still looking for community volunteers!
- g. Landscaping. ROW and general mowing, front entrance, gate entrances.
 - i. ROW and general mowing, mowing has been done.
 - ii. Front and gate entrances.
 - iii. Renovation project. Calvin Gee volunteered to help with this at the Annual Meeting. In his absence the BOD elected new member Cris Baird to head this project.
- h. Matzig cove issue. CR to follow up, homeowner emailed project was moving forward.

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

- a. CR. Proposed \$100 certificate gifts for 2017 committee volunteers, CR motioned, PA 2nded, ALL were in favor.
- b. DF. Collections mistakes to be corrected. Auto pay plans discussed.

8. Standing 2015 Committee. Updates.

- a. Architectural Control Committee – Kathryn Hirst, Kelly Baugher and Andrea Siebert
KH confirmed her resignation. JD Sellers volunteered at the Annual Meeting. Post to April Agenda and invite JD to meeting. ACC to send Water Committee an updated backflow list. February netted 7 applications, 1 violation, 1 second reminder and 3 friendly reminders. Mostly trailers.
- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Thomas Doebner, Jim Coates, Kevin Boissonneault
Reminder that resident Dawn Austin will pressure wash the stone in the spring.
- c. Neighborhood & Welcoming Committee – Christi Anderson, Phil Mueller, Lu Berlin, Karen Marshall, CR
CR. Nothing to report. Hope to drive around in spring 2018.
- d. Road Committee – Mark Rawlings

Not present. BOD would like updated bids for April meeting to begin 2018 work. Spot at Clark by gate needs fill. Spot on RRR by Andersons needs fill.

- e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.

Not present, no update given.

- 9. Guest topics. Limited to 5 minutes each.

- a. DO. Waterboard needs ACC backflow list.

- 10. Executive Session.

Discussed severe violation accounts and sending to legal for lien and/or foreclosure.

- 11. Scheduling of next meeting and conclusion.

- a. Schedule April BOD Meeting. Standard second Tuesday, April 10, 2018.
 - b. Conclusion at 7:31pm.