

## MARCH RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, March 9, 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), and Cristi Rawlings (CR). Absent was David Mixon (DM).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Steve Jackson, Dayna Salter, Marie Coates, Kelly Baugher, and Richard Spradley.
3. Discuss and decide 2021 Director positions. President, Vice President, Treasurer and Secretary. Agreed to keep all positions as were in 2020. Rick President, Phil Vice President, Donna Treasurer and Cristi Secretary. David will be at large. Motion to accept by CR, 2nded DB, ALL in favor.
4. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
  - a. February 2021 Zoom meeting minutes. Motion to accept by PM, 2nded by RG, ALL in favor.
5. Review of financial statements for the previous month(s).
  - a. Review and approve financial statement  
YTD. \$61,126.83 in income, \$7,464.10 in expenses, \$203,208.22 in the bank.  
Motion to accept financials by RG, 2nded by CR, ALL were in favor.
  - b. Review unpaid 2021 dues. Dues statements out 3/31 with accrued interest.
6. Ongoing Business
  - a. Monthly to do list. Hand over for any board members in new positions.
  - b. Sheriff patrol update. RG.  
20 stops. 4 cites for speeding. 2 warning for expired registration. 14 warnings for speeding.
  - c. Quarries.
    - i. Hays Quarry. No update.
    - ii. Centex. No update.
  - d. Committee recruitment. - Continue to look for community volunteers.
  - e. Legal updates. – Nothing new.
7. New Business. Board Member topics. Limited to 5 minutes each.
  - a. Any follow up for learnings from recent freezing weather and Annual Meeting?  
Gates closed during power outage until volunteers could hike out and manually open them. Gate upgrade bids and project needs to occur as system is obsolete. The pull chains do work but training is required to understand how to open them without damaging the gates. Sprinklers haven't been checked yet.  
No annual meeting feedbacks. It was discussed that members with comments or criticisms should be asked to volunteer or have constructive resolutions to offer.
  - b. CCR update project. DM/KB.  
Steve working on this and will email comments prior to next meeting.
  - c. Discuss question of using RR property for AirBnB or similar. Decide board position.  
Review netted we all agree RR is meant to be single family dwellings only. Several sections of the CCRs state this intention. RG motioned to prohibit short term rentals within RR as per founding documents, DB 2nded, CR agreed, PM abstained, DM was not present.

8. Standing Committees. Updates.
  - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter  
No drive around occurred.
    - I. Applications:
    - II. Violations:
  - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
    - I. PMs and /or other issues. No new issues!
    - II. Discuss options for gate directory systems update. SC to look at decommissioning the directories as we realize the world now has cell phones for communication.
  - c. Neighborhood & Welcoming Committee –Lu Berlin, Lisa Tovar, Melanie Scharton, CR  
Nothing new.
  - d. Road Committee – Phil Mueller, Richard Spradley, and Julie Akers  
Ryan and Richard drove the roads. It is clear the extreme weather event caused additional damage and will speed up the deterioration and repair schedule that has been worked up. More evaluations will be made as spring turns into summer and we begin the next round of road work including crack sealing and seal coating. Discussions will continue on full remove and replace like on story versus where seal coating will prolong existing roads.
  - 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. Sprinkler box to be moved.
    - II. Entrance landscaping project warranty work (CR). Company who performed 2020 installations now has a null and void contract due to the extreme weather event.
    - III. New plantings for freeze replacement / spring plantings. CR proposed having a neighborhood clean up day where we all agree to install new plants and mulch the areas (main entrance, four way stop, Clark Gate and Labenski Gate.) Marie and Cristi to head this project.
9. Guest topics. Limited to 5 minutes each
  - a. David emailed all that Mary Stone had concerns about a non-resident being on the board. The founding documents for Ruby Ranch allow for such and the issue is deemed discussed. ALL board members support the non-resident volunteer and our documents.
  - b. Steve Jackson discussed a noisy dog at Ruby Ranch and Labenski. Ones that bark continuously and without relief. RG will send a note as this is more delicate as it disturbs a great many members.
10. Executive Session.
  - a. Prior meeting oral summary – President. No session to summarize.
11. Scheduling of next meeting and conclusion.
  - a. Next monthly meeting scheduled as a zoom meeting for April 13, 2021.
  - b. Conclusion at 7:48pm.

**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.**