

## MARCH 2022 RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30 PM

Date: Tuesday, March 8, 2022

Location: Zoom Conference Call

1. Establish quorum (3) Board members. Donna Bjornson, Cristi Giguere and Chris Whittenhall. Absent was Richard Spradley.
2. Welcome and introduce all in attendance. Scott Christians, Marie Coates, Dayna Salter, Steve Jackson, Brett Mushett, Gmitter.
3. Discuss and decide 2022 director positions. President to be Richard Spradley, Vice President to be Chris Whittenhall, Treasurer to be Donna Bjornson, Secretary to be Cristi Giguere. Motion to accept positions by CG, 2nded by DB, ALL in favor.
4. Review and approved meeting minutes for previous month(s) and/or special meeting.
  - a. February 2022. Motion to accept by CR, 2nded by DB, ALL in favor.
  - b. Annual 2022. Motion to accept by CR, 2nded by DB, ALL in favor.
5. Review of financial statements for previous months.
  - a. Review and approve financial statement per bookkeeper's reports. \$58,912.72 income, \$8,136.87 expenses, \$293,811.64 in the bank. Motion to accept by DB, 2nded by CR, ALL in favor.
  - b. Status report on 2022 dues receipt. Interest has begun accruing. 209 letter out 2/15 then certified 4/15. SC dues paid late, split up for installments? Will get harder as we raise dues for road work.
  - c. CR ask Lori about 3 large overdue accounts.
6. Ongoing Business
  - a. Update on request for subdivision of lot (Frank Dickey). RG emailed board position 2/7.
  - b. Monthly to do list. Hand over of positions.
  - c. Sheriff patrol update (RG)  
19 stops. 6 cite possession, 1 cite no DL, 2 cite exp reg, 9 warn speed, 1 warn exp reg, 1 warn inspect, 1 warn no front plate, 1 warn obscure plate.
  - d. Quarries (CR) nothing new with either quarry. Big blast reported
    - i. Hays
    - ii. Centex
  - e. Committee recruitment.
  - f. Legal. Update on Creekside situation. Per correspondence the owner has until 2/9/22 to remove. CR ask Lori to update

7. New Business. Board member topics.
  - a. Any follow up from annual meeting. Roads and fines and chicken as therapy were top.
  - b. Lodge email about trespassers. Not an HOA issue as with any property.
8. Standing committee updates.
  - a. Architectural control committee – Kelly Baugher, Dayna Salter, Steve Jackson
    - i. Applications. No controversial requests.
    - ii. Violations. No drive performed.
    - iii. Burn pile update (RS) CG ask for update
  - b. Gate committee P4&5 ad P7&8 –Jim Coates, Rick Gibbs and Paul Czarnocki.
    - i. PMs and/or other issues. All working. New pedestals installed. Neighbor knocked light off Clark post, working to repair. Clark has intermittent issue at pedestal.
  - c. Neighborhood and welcome committee – CG, Janann Gibbs, Lu Berlin. Nothing.
  - d. Road committee –Richard Spradley
    - i. Update on maintenance program development. RS to update.
    - ii. DB & CW want to join this group.
  - e. Wildlife committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, CG. Nothing.
  - f. Landscape committee – Marie Coates
    - i. ROW and general mowing.
    - ii. Sprinkler system repairs. Brightview inspected. 4way head gone. Front nezzle and rotor. Motion to perform repairs up to \$250 by CR, 2nded CW, ALL in favor.
9. Guest topics. Limited to 5 minutes each.
  - a. Gmitter voiced concerns regarding subdiving. 25 year resident. Water board meets 4/7/22. SC to put waterboard info on HOA website.
  - b. Mussett just observing
  - c. SJ discussion regarding legal. Wants pres to follow up with legal prior to meeting for full reporting.
10. Executive session (guests excluded.)
11. Scheduling of next meeting and conclusion.
  - a. Schedule next BOD meeting, 4/12/22.
  - b. Conclusion. At 7:21 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.**