

RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30PM

Date: Tuesday, March 28, 2023

Location: via Microsoft Teams

The March 2023 meeting is scheduled as a Teams Video/Conference Call.

1. Call to Order and Establish Quorum
 - a. (5) Board Members present - Richard Spradley (RS), Donna Bjornson (DB), Chris Whittenhall (CW), Christina Ramirez Camarillo (CR), Juliette Akers (JA)
2. Welcome and introduce all in attendance.
 - a. Tim - resident attendee
3. Review and approve Meeting Minutes for the previous month(s)
 - a. January & February 2023, approved by CW, 2nd by RS
4. Review of financial statements for the previous month.
 - a. Review and approve January and February financial statements combined - Bookkeeper's Report - approved by CW, 2nd by DB
 - b. Collections \$185k
 - c. expenses: \$14k
 - i. largest was landscaping \$5,800, mowing \$2,684
 - d. balance now \$406k
 - e. \$31k in dues still needs to be collected
 - f. RS moved to explore opening Wells Fargo saving account or see if Heritage will match rates
5. Existing Business: Discuss/Consider/Take Action Regarding:
Monthly Review
 - a. Traffic Stats - previous officer has left position. looking for new contact
 - b. Quarries - RS
 - I.Hays
 - II.Centex
 - c. Committee Recruitment - no updates
 - d. Administrative - no updates
 - e. Legal updates - none
6. New Business - Discuss/Consider/Take Action Regarding:
 - a. Board Member topics (Limited to 5 minutes each)
 - I. RS/CW – Update of Website/chat section/collection of emails - postponed since RS out
 - II. DB – Quickbooks Online update: to get functions needed the cost is prohibitive and recommends not using software

7. Standing 2023 Committee - Updates

- a. Architectural Control Committee –Kelly Baugher (KB), Dayna Salter (DS) and Steve Jackson (SJ)
 - I. Applications - multiple approvals but no issues
 - II. New Violations - drive by completed on 3/24/23
 - III. Update on Previous Violations
 - i. no letter has been sent yet
 - IV. water company now has signs up. need to update CC&R to allow larger letter sign but discuss removing smaller signs.
 - i. CW - recommend making it a more weather tolerant and esthetic
 - ii. consider a marquee sign similar to Oak Forest or digital board for HOA use
 - iii. CW will look into cost of sign
- b. Gate Committee - Jim Coats
 - I. Clark Cove Gate - had chain pulled and has been repaired
 - II. all other gates working
 - III. supplies to paint and replace reflectors purchased
- c. Neighborhood & Welcoming Committee – Christina Ramirez Camarillo
 - I. no updates
- d. Social Committee - Christina Ramirez Camarillo
 - I. Summer concert series scheduled for 6/29/23
 - i. working with HelloNabr to get sponsors to cover fees
- e. Road Committee – Chris Whittenhall and Richard Spradley
 - I. Update - Executive Summary of Road and CCR modifications to be emailed as soon as Scott returns from vacation.
- f. Landscaping Committee –Marie Coates
 - I. ROW and general mowing
 - II. flags replaced
 - III. voted to approve regular replacement intervals of flags to be maintained by MC - approved by CW, 2nd by DB
 - IV. issue with sprinkler system - over \$7k in repairs likely from ice storm
 - ii. DB will look into insurance policy to see if claim can be filed
- g. CCR Revision Study Committee – Richard Spradley, Chris Whittenhall, Donna Bjornson, Lori Davies,
 - I. Update - Executive Summary of Road and CCR modifications to be emailed as soon as Scott returns from vacation.

8. Guest Topics (Limited to 5 minutes each)

- a. none

9. Executive Session

b. None

10. Scheduling of next meeting

c. Schedule next BOD meeting - 4/11/23 @ 6:30pm.

11. Conclusion

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 this meeting to discuss any matters of The Association.