

MAY RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Wednesday, May 9, 2018

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), David Fletcher (DF), and Patrick Anderson (PA), and Phil Mueller (PM). Absent was Cris Baird (CB).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Andrea Siebert and JD Sellers.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
Motion to accept April meeting minutes as presented by PM, 2nded by PA, ALL were in favor.
4. Review of financial statements for the previous month(s).
April:
\$6,295.58 in total income, with \$4,040 in dues, and several resale certificates.
Expenses totaled \$3,101.49 - All were regular monthly expenses except \$900 spent for gift cards for our volunteer committee members.
Ledger starting balance \$101,881.31.
Ledger ending balance \$105,075,40
Total savings and checking \$249,405.20
Motion to accept April financials as presented by PA, 2nded by PM, ALL were in favor.
 - a. Collections and attorney
Clark Cove account discussed. \$2000 payment was. Hoping for monthly payments. Holding on foreclosure.
Walter Circle account discussed. \$325 payment was received. Payment plan is being negotiated.
Creekside foreclosure discussed. Defendant has until 5/24/18 to respond. After that we draft a motion for summary judgement.
+/- 15 209s went out and +/- 12 came back undelivered, checking to see if we have email addresses to contact folks.
Credit cards are reinstated as a form of payment including an accounting fee.
Payment plans, upon confirmation, will incur a \$10 per installment fee.
DF to work to update our documents.
...continued from April...DF to work with collection department to provide update PRIOR to monthly meeting and regarding recording fees and release of lien issues. Also regarding process and flow, payment plans, administration of payment plans, file being kept open during payment plans, power of attorney, answering homeowners directly, account history.

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.

5. Ongoing Business

- a. Electronic voting / website / RR Electronic Accounts. This item to be added to the monthly to do list in the fall .
- b. FROM: Monthly TO DO list. NO ITEMS
- c. Speeding cars and sheriff.
4/24/18. 9 stops. 3 cites speeding, 5 warns speeding, 1 warn expired reg
4/27/18. 9 stops. 5 cites speeding, 4 warns speeding, 2 cites no DL
- d. Quarries. NO UPDATE
 - i. Hays Quarry. Will not meet until late in second quarter and will be by conference call.
 - ii. Centex. CR to work to set up meeting. PA to join.
- e. Year In Review, Newsletter & Life safety plans.
Nothing anticipated to report until end of year, kept on agenda in case of items needing reporting.
- f. Committee recruitment.
Member Sellers present and discussed under NB.
Still looking for community volunteers!
- g. Landscaping. ROW and general mowing, front entrance, gate entrances.
 - i. ROW mowing has begun?
 - ii. General mowing is occurring biweekly. Discussed for PM/PA to contact Rogers regarding pest control at the gate controllers and ROW as well as trimming trees along our ROW. AS mentioned a tree hanging low at the Labenski gate.
 - iii. Front and gate entrances. PM/PA to discuss with Rogers weeding must occur with general mowing. It is agreed that all gated areas need a sprucing.
 - iv. Renovation project. PA to bid the potential of changing out the wood to metal and redoing the landscaping to low profile plantings to eliminate the need to enhance the stone. Simply wash stone. Possibly move flags to the NE corner behind the stone. PA & CB to head this.

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

- a. ACC appointment. JD Sellers has volunteered.
Motion to appoint to ACC by PA, 2nded by PM, ALL were in favor.
- b. Review 2018 roadwork proposal. Bid electronically presented by MR. Discussed better communication electronically before, during and after work as well as better flagging/signage during work.
Motion to accept proposal for \$66,229.02 as presented by PM, 2nded by PA, ALL were in favor.
- c. DF to have sign guys out to bid replacing missing signs or ones not replaced two years ago. Will also straighten any leaning, soft poles. Will also clean all signs. DF updated that having a hard time getting in touch with company and will email results during the month.
- d. DF we need to add a faucet at the front entrance when redoing.
- e. CR lodge billed \$80 in addition to annual meeting, will email and dispute.

7. Standing 2018 Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher and Andrea Siebert
AS, no drive around last month as it is very hard to schedule with only two members. AS again mentioned the ACC to crack down on fences and requests the HOA work on our fences as well.
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
Reminder that resident Dawn Austin will pressure wash the stone in the spring.
Wheels replaced at Clark. Cement cracked and broke track. Being fixed.
Bartlett south done, next PM is Labenski and Bartlett north.
Still need pest control at all gated areas.
 - c. Neighborhood & Welcoming Committee – Christi Anderson, Phil Mueller, Lu Berlin, Karen Marshall, CR
CR. Nothing to report. Hope to drive around in spring 2018. Will check MLS to verify new residents.
 - d. Road Committee – Mark Rawlings
Not present. MR emailed bid, discussed under NB.
 - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.
Not present, no update given.
8. Guest topics. Limited to 5 minutes each. NOTHING.
9. Executive Session.
 - a. Prior meeting oral summary – President.
CR no oral summary necessary as all items discussed within the body of the public meeting.
 - b. HOA Legal. Nothing private discussed.
10. Scheduling of next meeting and conclusion.
 - a. Schedule June BOD Meeting. Standard second Tuesday does not work. Changed to 6/19/18, CR to inform lodge.
 - 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.