

MAY RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, May 12, 2020

Location: Zoom Conference Call

DUE TO THE CURRENT COVID 19 SITUATION THE MAY 2020 MEETING WAS SCHEDULED AS A ZOOM CONFERENCE CALL.

1. Quorum (3) Board Members. Present were Rick Gibbs (RG), Phil Mueller (PM), Donna Bjornson (DB), Cristi Rawlings (CR) and David Mixon (DM).
2. Welcome and introduce all. Guests were Scott Christians, Marie Coates, Paul Czarnocki, Melanie Scharton, Richard Spradley and Ryan Ohlendorf.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. February 2020. Minutes to be resent to board and approved at June meeting.
 - b. April 2020 Zoom meeting minutes to be accepted at June meeting.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$78,219.51 in income, \$37,233.41 in expenses, \$272,967.18 in the bank.
Motion to accept financials by CR, 2nded by DB, ALL were in favor.
 - b. Review unpaid 2020 dues and collections. Down to 16 total outstanding accounts at around \$15,000. Ten 209 letters went/will go out, and the last will follow. DB to initiate phone calls before accounts are turned over to attorneys. The next step is to send accounts to the attorney at the individual property owner's expenses for lein procedures to begin as per our governing documents.
5. Ongoing Business
 - a. Electronic voting/website/RR Electronic Accounts. Nothing to discuss.
 - b. Monthly TO DO list.
 - i. Dues statements out with note that outstanding balances will be turned to collections with all fees associated at the responsibility of the lot owner. Discussed as 4B.
 - ii. Change registered agent with the Secretary of State if necessary. RG processing.
 - c. Speeding cars and sheriff. Nothing to discuss.
 - d. Quarries. CR to check in with both in spring.
 - i. Hays Quarry. No update.
 - ii. Centex. No update.
 - e. Committee recruitment. - Continue to look for community volunteers.
 - f. Legal updates. CR to email attorney and copy RG.
 - i. Creekside lawsuit status update
 - ii. Richards foreclosure
 - g. Update and approve Clark Cove culvert project.
Culvert needs to be shored up similar to the one on RRR north of the four way stop.
Bid was given by KC who did the last one for \$3950.
Motion by CR to accept bid by KC, DM 2nded, ALL in favor.
 - h. Revisit committee volunteer thank yous. DB rescinded vote from April meeting. Discussion had. Agreed to give baked goods and cards. Motion made by PM to spend up to \$200, DM 2nded, ALL in favor. RG to facilitate.

6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. Graffiti under bridge. Discussion had to try to just paint over existing. RG to shop to find who and what process
 - b. Board procedure discussed regarding spending. When items are bid and shared electronically and agreed electronically, the board will authorize the work to be done and vote in formally at the next meeting.
7. Standing 2018 Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher & Tommy Owens
 - I. Applications and Violations. No update given.
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
 - I. Battery back up batteries are no longer available. Arctic has found a reasonable substitution at \$275 each. Will need two each for Clark and Labinski gates. Bartlett is okay.
DM motion to purchase new from Arctic at \$1100, CR 2nded, ALL in favor.
 - II. Landscapers did an outstanding job at Clark this time. Thank you to Marie for making it happen.
 - c. Neighborhood & Welcoming Committee –Lu Berlin, Lisa Tovar, Melanie Scharton, CR
CR to make happen prior to June meeting.
 - d. Road Committee – Richard Spradley, Greg Tozer, Julie Akers, James Wier
 - I. Discuss and agree on scope of work and bidders for Story repairs with guest Ryan Ohlendorf.
Several options were presented and discussed. Goal is the best process for our money and with a reasonable installation time. Current favored option is to repair Story base and repave, likely requiring 304 days and \$125K. Ryan will “write specs” so the process can be sent for bid. Goal is for specs to be written immediately for bidding and discussion in June.
 - II. Discussion regarding budgeting.
 - 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.
 - II. Front and gate entrances.
 - III. Sprinklers. Marie and Jim checked all sprinklers at one side at the entrance and were working well. The other sides was not working. The four way stop all works well. Labenski has 1 broken head and 3 capped. Clark needs a valve changed so the water is turned off. DNZ bid \$310 to replace. PM to get second bid.
Motion made to accept work after electronically accepted by the board for no more than \$350 by DM, 2nded by DB, All were in favor.
 - IV. Marie checked the entry light and it seems to be working. RG to troubleshoot and repair light at Labenski gate.
8. Guest topics. Limited to 5 minutes each.
 - a. Park Cable. DM to check on why the park is open. DNZ originally installed and has the key.
9. Executive Session.
 - a. Prior meeting oral summary – President.
No oral summary necessary as all items discussed within the body of the public meeting.
10. Scheduling of next meeting and conclusion.
 - a. June monthly meeting scheduled as a zoom meeting for 6/9/20.
 - b. Conclusion at 8:08 pm.

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.