

MAY RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, May 11, 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), Cristi Rawlings (CR) and David Mixon (DM).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Kelly Baugher, Dayna Salter, Marie Coates, Richard Spradley, Melanie Scharton, and Virginia Case.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. April 2021 Zoom meeting minutes. Motion to accept by RG, 2nded by DM, ALL in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$74,588.59 in income, \$17,529.22 in expenses, \$206,804.86 in the bank.
Motion to accept financials by DM, 2nded by CR, ALL were in favor.
 - b. Review unpaid 2021 dues. 11 total accounts past due.
5. Ongoing Business
 - a. Monthly to do list.
 - b. Sheriff patrol update. RG.
17 stops. 3 speed, 1 DL, 1 ins, 12 warn, 2 reg.
 - c. Quarries.
 - i. Hays Quarry. No update. Will invite to join zooms.
 - ii. Centex. No update.
 - d. Committee recruitment. - Continue to look for community volunteers.
 - e. Legal updates.
6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. New legislation impacting HOAs – decide approach and next steps (DB) agreed to get attorney involved to direct our efforts.
 - b. CCR update project. DM. Email didn't make it to all board.
 - c. RRWSC Annual meeting info sharing (RG). Had small attendance. Need a board member. Take away is aquifer seems a bit unregulated with new construction.
7. Standing Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher, Steve Jackson and Dayna Salter
No may drive around. April netted 2 fence, shed, driveway, patio, 3 trailers, unapproved construction on W Bartlett and Creekside fence issue.
 - I. Applications:
 - II. Violations:
 - III. Discuss fence requirements 101 RRR. DM to call and work through with owner. Prefer cedar rails and stained.
 - IV. Pool buider signs around are issue as well as roosters and trailers.

- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, Kevin Boissonneault and Rick Gibbs
 - I. PMs and /or other issues. All good currently. Labenski repaired, remained open during work.
 - II. Code change seemed effective. Cancel phone service.
 - III. Power fail / back up response options. No solution to no operational battery back ups. Chain drops issues as well.
- c. Neighborhood & Welcoming Committee –Lu Berlin, Janann Gibbs, and CR
10 new neighbors since last Fall including a new construction. 4 of 10 not reached for welcome. Add to next time.
- d. Road Committee – Phil Mueller and Richard Spradley
Nothing new.
- 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. Mowing occurring now.
 - II. Quote to repair valve and controller at Clark \$350. Motion by RG, 2nded by DM, ALL in favor.
 - III. Spring planting day. Purchase plants and install ourselves. Primary is front entrance, then the 4 way stop, then the gates. Plants, soil additives, mulch where needed. \$4500 budget. RG motion to accept, DB 2nded, ALL in favor...project went well and thank you to volunteers. Would like a few more plants and someone to dig remaining holes. \$400 total in need. Motion by CR, 2nded by RG, ALL in favor.
- 8. Guest topics. Limited to 5 minutes each
 - a. Regulations governing ROW mowing (SJ) HOA mows ROW period. Flowers are regardless of mowed ROW for safety of drivers and maintenance of roads.
 - b. Virginia Case, had no topic. Just participated.
- 9. Executive Session.
 - a. Prior meeting oral summary – President. No session to summarize.
- 10. Scheduling of next meeting and conclusion.
 - a. Next monthly meeting scheduled as a zoom meeting for June 7, 2021.
 - b. Conclusion at 7:39pm.

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.