

## NOVEMBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Monday, November 12, 2018

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Present were Cristi Rawlings (CR), David Fletcher (DF), Phil Mueller (PM), Rick Gibbs (RG) and Patrick Anderson (PA).
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Mark Rawlings, Calvin Gee, Donnie Bokor and Veronica Perez via phone.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).  
Motion to accept October meeting minutes as presented by RG, 2nded by PM, ALL were in favor.
4. Review of financial statements for the previous month(s).
  - a. Review and approve financial statement...per bookkeepers report.  
October:  
Income totaled \$1091 - \$91 of dues and two sets of resale certificates.  
Expenses totaled \$15,169.81. We paid the annual insurance at \$5K, one mowing invoice for DNZ at \$3700, the crack sealing invoice at \$3500. Other expenses were typical monthly expenses  
Ledger starting balance \$24,357.48. Ledger ending balance \$10,268.67  
Total savings and checking \$155,279.28  
Motion to accept October financials by PM, 2nded by PA, ALL were in favor.
  - b. Collections and attorney  
Discussed all past documented outstanding balances and current legal standing.
    - i. Confirm Clark Cove payment. Not received, CR read Resolution provided by Greg Cagle of Cagle Carpenter Hazlewood to exercise power. CR made motion to proceed with foreclosure per agreed upon procedures, 2nded by RG, PM&PA in favor, DF not in favor.

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.
  - b. Monthly TO DO list.
    - i. Set HOA Dues for 2019. HOA dues to remain unchanged at \$325. Gates 4/5 dues down to \$103. Gates 7/8 up to \$103. Motion to accept dues changes as presented by PM, 2nded by PA, ALL were in favor.
  - c. Speeding cars and sheriff.  
No patrols for October due to scheduling conflicts.
  - d. Quarries.
    - i. Hays Quarry. No update.
    - ii. Centex. No update.
  - 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.

Continue to look for community volunteers!

g. Landscaping. ROW and general mowing, front entrance, gate entrances.

i. ROW mowing and general mowing.

PC noted that DNZ is doing a great job and it is believed to be by AS & MC and the re-forming of a landscape committee.

Quotes for clearing ROW were not approved by board prior to performing work, board is in agreement of work at price given. LC to email board any future projects for board approval.

ii. Front and gate entrances. All look good.

iii. Renovation project. PC discussed Arctic being behind schedule due to extensive rains. All agree to push to January. There was a lot of discussion presented by Calvin Gee regarding his coming to the board last year regarding this project and what has occurred. The board determined to remove and replace wood posts and stringers as is, and then in early spring as phase II completely renovate the plantings. CG wants a complete upgrade and as discussed at the 2018 annual meeting the costs based on preliminary bidding will be over \$100,000 and the board did not find that a reasonable use of funds. It was discussed if CG wanted to champion the project he will need 75% of members to support the project.

h. Legal Updates

i. Creekside foreclosure. .DF updated there is a 30 day waiting period and then there is a 2<sup>nd</sup> notice filed. Should go to auction in January.

ii. Creekside attorney letter. DF to follow up with attorney. It was discussed that attorney fees need to be invoiced to homeowner at time of attorney billing.

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

a. Set dues for 2019, incorrectly noted as 2018.. Occurred under section 5.b.

b. Finalize bylaw update recommendations per document created by DF streamlining all bylaws, getting rid of inconsistencies and contradictions and bring up to current legislation updates.

c. Nominations will end 11/21. One member volunteered to run.

d. Dues to go out in mail, outsource all printing and mailing. We will not mail proxy, just the absentee ballot per attorney.

e. No new quotes for the financial review. Montemeyer will perform and agreed upon procedures for \$3000 as they have in the past. CR motion to accept to continue to use Montemeyer, 2nded DF, all in favor.

f. Year in Review will go out 1/12/19 with annual meeting notice.

g. Someone hit the guardrail south of the bridge. Parts were left. Board to post that it is a hit and run and violator will be prosecuted if found. Vehicle parts were left at the scene.

7. Standing 2018 Committees. Updates.

a. Architectural Control Committee –Kelly Baugher, Andrea Siebert & JD Sellers

Emailed report. 4 violations, 1 reminder, 1 approval, 1 violation.

Discussion had regarding unapplied for projects of RRR.

b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault

PC reported Arctic operator at N Bartlett is in and good. All others working well.

c. Neighborhood & Welcoming Committee – Christi Anderson, Phil Mueller, Lu Berlin, Karen Marshall, CR

Nothing to report.

- d. Road Committee – Mark Rawlings
    - MR fixed stop sign at Humphreys to RRR.
    - MR to get someone out to bid guardrail damage.
  - e. Wildlife Committee – Tim Dowling, Carri Turner, Jon Cassle, Chris Scallon, Cristi Rawlings.
    - Not present, no update given.
  - f. Landscape Committee – Andrea Siebert and Marie Coates.
    - Discussed under ongoing business, but all will move to committee report.
    - MC/AS to follow up and report on lock for bridge gate. Marie to have Todd bid to remove bridge graffiti.
8. Guest topics. Limited to 5 minutes each.
- a. Donnie Bokor mentioned a long time trailer at a W Bartlett property. ACC to advise.
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 privately discussed.
10. Scheduling of next meeting and conclusion.
- a. Schedule December BOD Meeting. Tuesday, December 4, 2018 at 6:30..
  - b. Conclusion at 8:29pm.

**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.**