

NOVEMBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Wednesday, November 11, 2020

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, Marie Coates, Kelly Baugher, Dayna Salter, Steve Jackson, Orville Schonefeld, Lori Daves.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. October 2020 Zoom meeting minutes. Motion to accept by DM, 2nded by DB, ALL in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$97,629.48 in income, \$249,867.19 in expenses, \$79,743.38 in the bank.
Motion to accept financials by CR, 2nded by DM, ALL were in favor.
 - b. Review unpaid 2020 dues and collections. One account contacted by CR paid, but disputing legal fees. DB to respond to legal.
5. Ongoing Business
 - a. Adopt 2021 Budget and set 2021 Dues
 - i. Review and agree budget requests from committees. Moved to December.
 - ii. Review cash flow forecast and proposed 2021 budget.
 - iii. Adopt 2021 budget and set 2021 dues. Dues to increase by posted maximum of 15%. HOA will be \$420. Gates will be 118. Motion by DB, 2nded by DM, ALL in favor. Fees due January 1.
 - iv. Update mail list including phone and email addresses with December mail out.
 - b. Discuss Annual Meeting – virtual / approach, paperwork, quorum etc. (RC and SC) Agree date and forum and meeting. Annual meeting will be virtual via zoom. Discussed how to solicit for directors. How to count. Quorum is 10% or 35 properties. Meeting set for 2/22/2021. Directors up for reelection are willing to run to serve the community and are David Mixon, Donna Bjornson, and Cristi Rawlings.
 - c. Speeding cars and sheriff.
October. 5 speeding cites, 2DL, 1 no ins. Warning exp ins, 8 speed.
 - d. Quarries.
 - i. Hays Quarry. CR reported on conference call. Quarry hosted call with Kathy Holder, Mary Stone, CR, Jonathan, Joey and Carlos.
 - ii. Centex. No update other than email blasts if signed up!
 - e. Committee recruitment. - Continue to look for community volunteers.
 - f. Legal updates. Introduce Lori and John Daves, discuss legal representation needs of RRHOA. Discussion had to retain services.

6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. DM wants to change CCRs in the future to highlight and clarify current community needs.
7. Standing 2018 Committees. Updates.
 - a. Architectural Control Committee –Kelly Baugher and Steve Jackson
 - I. Applications: pool ,fence, shed, move shed, roof.
 - II. Violations:
 - III. Discuss 101 RRR fence application. Fence and all build outs discussed.
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
 - I. PMs and /or other issues. No new issues.
 - II. Discuss options for gate directory systems update. Pushed to December.
 - c. Neighborhood & Welcoming Committee –Lu Berlin, Lisa Tovar, Melanie Scharton, CR
Nothing new.
 - d. Road Committee – Phil Mueller, Richard Spradley, and Julie Akers
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. Do a ROW now and then push back as far as possible.
 - II. Entrance landscaping project warranty work (CR). Company has responded and negotiations are under way.
 - III. Sprinkler repair update. All repaired and working. 4 way stop valve working. New sprinklers at the front.
 - IV. Cut yucca at fire hydrant.
8. Guest topics. Limited to 5 minutes each
9. Executive Session.
 - a. Prior meeting oral summary – President. No session to summarize.
 - b. DB to be Board legal liaison. Motion to fire current attorney by RG, 2nded by DM, ALL in favor.
10. Scheduling of next meeting and conclusion.
 - a. Next monthly meeting scheduled as a zoom meeting for December 8,2020.
 - b. Conclusion at 8:19 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.