

OCTOBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Tuesday, October 9, 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) via phone.
2. Welcome and introduce all. Guests were Scott Christians, Paul Czarnocki, Andrea Siebert, Marie Coates, Kelley Baugher, and Dale Olmstead.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
Motion to accept September meeting minutes as presented by PM, 2nded by RG, ALL were in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement...per bookkeepers report.
September:
Income totaled \$300 - some late fees were paid on one account.
Expenses totaled \$5,778.56, \$1,921 of which was for gate routine maintenance and minor gate repairs.
Other expenses were typical monthly expenses.
Ledger starting balance \$29,836.04. Ledger ending balance \$24,357.48
Total savings and checking \$169,042.57
Motion to accept September financials by PM, 2nded by CR, 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, BOD has reached out but has not heard from member. Give one more month before proceeding legally.

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. Begin discussion of Annual meeting paperwork (agenda, quorum, candidates/vote, year in review). CR to send DF prior years proxy wording.
 1. Continued discussion from August regarding need to begin what will go out on yearly invoice in regards to achieving a WRITTEN quorum for 2019. Statements out 12/1.
 2. PC suggests gates 4/5 dues are reduced to \$103 and gates 7/8 raised from 90 to \$103.
 3. All agree no need for HOA dues increase.
 4. Bylaw changes will be worded by DF and we all believe the changes will hopefully drive attendance at annual meeting.
 5. Solicit BOD nominations via email and website by 11/7 close by 11/21. Bring all seats up to current state code...2 open 2 year, 3 open 1 year.

6. Mailers out with statement 12/1 to include 5 sheets (1 dues, 2 annual notice, 3 bylaw changes, 4 proxy and 5 absentee ballot. Meeting date set for 2/18/19. Mail of notice 1/19 for 30 day per current bylaws.
 - ii. Begin fall landscaping winterizing process.
 - c. Speeding cars and sheriff.

9/14 7 stops. 3 cite speed, 3 warn speed, 1 warn expired reg
 9/25 10 stops. 4 cite speed, 1 cite no DL, 5 warn speed, 1 warn expired reg
 - d. Quarries.
 - i. Hays Quarry. CR, conference meeting was had. Quarry running at capacity to make up for rain. Only 13 blasts over summer, 7 shots north and 6 east. All within tolerances for pressure, sound and frequency.
 - 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. First ROW mow occurred. Looked good. Will need one more.
 - ii. Front and gate entrances. DNZ keeping well. Andrea to be main point of contact with DNZ from here forward. We'd like to see mowings on Thursday/Friday so work can be enjoyed by members. Add weed & feed & fertilizer & ant treatment \$75.
 - iii. Renovation project. Discussed by all. Opinion poll of all present determined wood bids at +/- \$16K is preferred over metal bids at +/- \$50k. Compared wood bids by DNZ and Arctic. Second opinion poll determined Arctic over DNZ to perform the fence replacement. Motion to accept Arctic bid at \$16,095 by RG, 2nded by DF, ALL were in favor.
 1. It was discussed property at 4 way stop that has fenced enclosure will need to be informed the HOA ROW fence will be replaced so accommodations can be made for their dogs.
 - h. Legal Updates
 - i. Confirm 6/24/18 Creekside motion for summary judgement. DF went to court process. Owner no showed and had no legal representation. Judge ruled on summary judgment to foreclose. Auction December or January.
 - ii. Confirm Creekside #2 letter from attorney. CR to sign and notarize lien documents.
6. New Business. Board Member topics. Limited to 5 minutes each.
- a. Nothing presented.
7. Standing 2018 Committees. Updates.
- a. Architectural Control Committee –Kelly Baugher, Andrea Siebert & JD Sellers

Report shows 9 reminders for maintenance, signs, burn piles, trainers, chickens and removal of structure. Also shows 1 approval for detached garage.

RRR property will receive one more email regarding need for application.

- b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
DF worked with frontier to get the phone line issue resolved.
PC reports Clark gate is showing some ware and rust. N Bartlett is still not working. Arctic parts are backordered and expense is \$4000.
 - c. Neighborhood & Welcoming Committee – Christi Anderson, Phil Mueller, Lu Berlin, Karen Marshall, CR
Nothing to report.
 - d. Road Committee – Mark Rawlings
Nothing to report.
 - 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.
Bill received from DNZ. Need to get bid for cutting dead/debris from ROW. Marie to have Todd get new lock for bridge gate. Marie to have Todd bid to remove bridge graffiti.
8. Guest topics. Limited to 5 minutes each.
- a. Nothing presented.
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 November BOD Meeting. Standard second Tuesday works. 11/13/18 at 6:30.
 - b. Conclusion at 9:01pm.

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.