

## OCTOBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Wednesday, October 13, 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, Paul Czarnocki, Kelly Baugher, Richard Spradley, Dayna Salter, Ken and Marcia Lowe and Steve Jackson.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
  - a. September 2020 Zoom meeting minutes. Motion to accept by PM, 2nded by DM, ALL in favor.
4. Review of financial statements for the previous month(s).
  - a. Review and approve financial statement  
YTD. \$93,389.67 in income, \$241,136.01 in expenses, \$84,234.75 in the bank.  
Motion to accept financials by DM, 2nded by RG, ALL were in favor.
  - b. Review unpaid 2020 dues and collections. One account disputing attorney fees regardless of quantity of mailings presented by the HOA. One account to be contacted by CR prior to sending to collections.
5. Ongoing Business
  - a. Monthly TO DO list.  
Begin discussion of Annual meeting – virtual / approach, paperwork, quorum, etc. It was determined that zoom will meet all current requirements necessary for an Annual Meeting.
  - b. Speeding cars and sheriff.  
September totals. 9 stops. 4 speeding citations, 4 warn, 1 warn exp reg
  - c. Quarries.
    - i. Hays Quarry. No update.
    - ii. Centex. No update other than email blasts if signed up!
  - d. Committee recruitment. - Continue to look for community volunteers.  
Dayna Salter joined meeting and expressed willingness to join the ACC.  
DB motion to accept Dayna to ACC, PM 2nded, ALL in favor.
  - e. Legal updates. CR to email attorney and copy RG.  
No new legal action. DB to contact new neighbor to “interview” to be new HOA counsel. Debating where to send collection accounts.

6. New Business. Board Member topics. Limited to 5 minutes each.
  - a. Discuss actions to adopt 2021 budget and set 2021 dues in November (DB)
    - i. Review budget inputs from committees. Roads, gates and landscaping gave input.
    - ii. Identify any additional actions needed to set 2021 dues at November meeting.

6.c from September...HOA dues need to be formally on agenda for discussion next month as will potential special assessments to continue the upkeep of our private roads.

7. Standing 2018 Committees. Updates.
  - a. Architectural Control Committee –Kelly Baugher and Steve Jackson
    - I. Applications: 1 fences
    - II. Violations: no drive around
    - III. Discuss 101 RRR fence application.

Discussion was made regarding HOA electric and sprinkler items in the SE corner of the entrance. It was bid by DM to move all to the HOA side of area at a cost of no more than \$500. DM motion to accept work, DB 2nded, ALL in favor.
  - 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.

PC and RS to enlist electrical engineer regarding changing out to a new system.
  - c. Neighborhood & Welcoming Committee –Lu Berlin, Lisa Tovar, Melanie Scharton, CR

CR delivered bread with notes to four of fix (one is an open lot) new members. W Bartlett, Story, RRR and Humbphreys.
  - d. Road Committee – Phil Mueller, Richard Spradley, and Julie Akers
    - I. Budgeting for future maintenance and repairs.

Met with Ryan for a high level review. Mixture of needs including crack sealing, patching and seal coating. Current guesstimate is \$80,000 years 1-3 and \$140,000 years 4-10.
  - 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. Front and gate entrances.
    - III. Entrance landscaping project warranty work (CR). Sales person has not responded to emails the past two months. Include owner to get resolve.
    - IV. Sprinkler repair update. Debate regarding drip system updating with landscaping project versus sprayers.

Discussed that new valve is needed. That and changing to sprayers at \$2300 max. RG motioned to accept, DM 2nded, ALL in favor.
8. Guest topics. Limited to 5 minutes each
  - a. Ken and Marcia Lowe were present and included in the ACC discussion regarding 101 RRR.
9. Executive Session.
  - a. Prior meeting oral summary – President. No session to summarize.
10. Scheduling of next meeting and conclusion.
  - a. November monthly meeting scheduled as a zoom meeting for Wednesday, November 11, 2020.
  - b. Conclusion at 8:04 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.**