

OCTOBER 2022 RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30 PM

Date: Thursday, October 27, 2022

Location: Zoom Conference Call

1. Establish a quorum (3) Board members. Donna Bjornson, Chris Whittenhall and Richard Spradley.
2. Welcome and introduce all in attendance.
3. Review and approved meeting minutes for the previous month(s) and/or special meeting.
 - A. August 2022. Motion to accept by DB, 2nded by CW, ALL in favor.
 - B. September 2022. Motion to accept by DB, 2nded by CW, ALL in favor.
4. Review of financial statements for previous months.
 - A. Review and approve September financial statement per the bookkeeper's reports. Motion to approve by Cw, 2nded by RS, ALL in favor.
 - i. \$88,000.00 Income
 - ii. \$64,000 expenses – regular expenses
 - iii. \$267,00.00 in the bank
 - iv. \$210,000.00 in checking
 - v. \$57,000.00 at Heritage Credit Union
 - B. Discussion regarding next year's budget. Committees to provide to DB for budgeting and to be reviewed in the November meeting.
 - C. \$163,000 - Roads and Gates budget is unspent.
 - D. Dues statements. One on Barlett has a balance \$350. All others are much smaller.
5. Ongoing Business
 - A. Monthly to-do list.
 - i. Gathering information needed for 2023 budgets.
 - B. Sheriff patrol update (RG)
 - i. Only one traffic patrol this month due to the sheriff being out on medical leave. 10/14 - 6 stops: 2 cit speed, 2, cit expired registration, 1 cit no insurance, 1 cit possession of drugs, 1 cit inspection violation, 1 warning no front license plate, 2 warning speeding, 2 disregarding stop sign.
 - C. Quarries report. Cristi not in attendance and has resigned.
 - i. DB to reach out to Cristi to get contacts at the quarries.
 - D. Committee recruitment. WE NEED VOLUNTEERS.
 - i. DB is recruiting a neighbor for social.
 - E. Administrative

6. Legal.
 - A. No update, Lori not in attendance
7. New Business. Board member topics.
 - A. Good attendance at the first special meeting, about 28. We are in the process of gathering all the input from both special meetings.
 - B. CW – Research of fiber optics for the neighbor. No cost to the neighbors and will give another option for internet for the neighborhood. CW to review report and we will discuss at the November meeting.
8. Standing committee updates.
 - A. Architectural control committee – Kelly Baugher, Dayna Salter, Steve Jackson
 - i. Approved, 1 greenhouse, 1 driveway extension, 1 outdoor kitchen, 1 pergola, 1 shed, 2 pools.
 - ii. Kevin Richey applied for detached garage years ago, but the approval letter was never written. A new ACC will need to approval since it will require a variance.
 - iii. Need to consider expirations on ACC approvals. Kelly to ask Lori and also consider in amending the CC&Rs.
 - iv. Working on getting all documents into Dropbox.
 - v. Drive around scheduled with DB and ACC. Kelly to check with Dayna.
 - B. Gate committee – Jim Coates
 - i. No issues. Maintenance was performed.
 - ii. Need another committee member recruited to help.
 - iii. Rebecca volunteered for Gate committed on the call via IM.
 - C. Neighborhood and welcome committee –
 - i. No update.
 - D. Road committee – Richard Spradley
 - i. 1st special meeting held. Continuing to gather input and will gather options to propose to Homeowners.
 - E. CC&R Revision Committee –
 - i. 1st special meeting held. Continuing to gather input and will report. Lori has drafted a document that will be reviewed.
 - F. Wildlife committee –
 - i. Nothing to report.
 - G. Landscape committee – Marie Coates
 - i. All work is going well.
 - ii. Marie to work on quotes for trimming the trees.

9. Guest topics. Limited to 5 minutes each.
 - A. Steve - Is the work on Story Dr. under warranty? There is a pothole in front of the driveway. Other noticeable failings as well. DB to find the contract for Lone Star paving to review.
 - B. Kelly - Maintenance needs to be done for the hole at the 4-way stop. RS agreed and will make another call to get emergency maintenance done.
10. Executive session (guests excluded)
 - A. None.
11. Scheduling of next meeting and conclusion.
 - A. Schedule the next BOD meeting for Tuesday, November 15. 144 hours prior notice will be posted by November 10 as per state law.
 - B. Conclusion - 7:30 PM.

The Ruby Ranch Home Owners Association's Board of Directors reserves the right to adjourn into executive session at any time during the course of a meeting to discuss any matters of The Association.