

SEPTEMBER RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM

Date: Wednesday, September 9, 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, and Richard Spradley.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
 - a. August 2020 Zoom meeting minutes. Motion to accept as presented by DM, 2nded by RG, ALL in favor.
4. Review of financial statements for the previous month(s).
 - a. Review and approve financial statement
YTD. \$92,075.52 in income, \$207,522.44 in expenses, \$116,534.12 in the bank.
Discussion had to cash out CD from reserves to fund Story Dr. construction
Motion to accept financials by CR, 2nded by DB, ALL were in favor.
 - b. Review unpaid 2020 dues and collections. Sending four accounts to collections.
5. Ongoing Business
 - a. Monthly TO DO list.
 - b. Speeding cars and sheriff.
Working with two hour shifts.
August total 18 stops. 7 speeding, 4 no DL, 1 exp reg, 2 ins, 10 warn speed, 1 warn exp reg
 - c. Quarries.
 - i. Hays Quarry. No update.
 - ii. Centex. No update.
 - d. Committee recruitment. - Continue to look for community volunteers.
DB talked to Dayna Salter. KB & DB also met a new member who has potential.
 - e. Legal updates. CR to email attorney and copy RG.
 - i. Richards foreclosure. Payment received, lien released.

6. New Business. Board Member topics. Limited to 5 minutes each.
 - a. Insurance coverage. We will continue as is including hired non-owned coverage. Was reviewed and will remain.
 - b. We will begin budgeting for the 2021 year. All committees to prepare estimated needs. PM to arrange meeting with Richard Spradley and Ryan Ohlendorf to update Roads plan and cost estimate.
 - c. 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: 2 fences
 - II. Violations: 5 trailers, 2 RVs, 1 sign
 - ~~III.~~ RG to work with KB for F/U letter for W Bartlett fence issue
 - ~~IV.~~ Followup on E Bartlett habitual offender: not a fire code issue, but may be a waste disposal regs issue. RG to F/U.
 - ~~V.~~ Question on connection to entrance fence from 101 RRR. RG to check survey, F/U
 - b. Gate Committee - Phase 4&5 AND 7&8 Paul Czarnocki, Jim Coates, and Kevin Boissonneault
 - I. PMs and /or other issues.
 - c. Neighborhood & Welcoming Committee –Lu Berlin, Lisa Tovar, Melanie Scharton, CR
NO action. Lots of activity for fall drive around.
 - d. Road Committee – Richard Spradley, ~~Griz Tozar~~, Julie Akers, ~~James Wier~~
 - I. Repair work is complete, barriers to come down and awaiting punch work.
 - II. Discussed Crack sealing and future maintenance.
 - 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. Todd quote to mow guardrails between ROW mowings for \$1075. Intent is to extend space between ROW mowings. Motion to accept by PM, 2nded by DB, All in favor. Marie to manage frequency as needed
 - IV. Landscaping project does not seem competed. CR to FU with ABC again to try to seek higher resolve.
8. Guest topics. Limited to 5 minutes each
 - a. Chris Scallon questioned the HOA to move the gate by his driveway back because his box continues to get hit. Overall consensus was no as this doesn't impact the entire community..
9. Executive Session.
 - a. Prior meeting oral summary – President. No session to summarize.
10. Scheduling of next meeting and conclusion.
 - a. October monthly meeting scheduled as a zoom meeting for 10/13/20.
 - b. Conclusion at 8:10 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.