

## SEPTEMBER 2022 RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30 PM – 8:30 PM

Date: Tuesday, September 13, 2022

Location: Zoom Conference Call

1. Establish a quorum (3) Board members. Donna Bjornson, Chris Whittenhall and Richard Spradley, Cristi Giguere.
2. Welcome and introduce all in attendance. Steve Jackson, Scott Christian, Jim Coates, and Melanie Scharton.
3. Review and approved meeting minutes for the previous month(s) and/or special meeting.
  - A. August minutes not yet transcribed as CG was not in attendance. Will add for October meeting.
4. Review of financial statements for previous months.
  - A. Review and approve August financial statement per bookkeeper's reports. \$87,585.00 Income, \$57,470.00 expenses. \$273,151.00 in the bank. Motion to accept by CW, 2nded by RS, ALL in favor.
  - B. Status report on 2022 dues receipt. Collections going well. Very few balances.
  - C. CD Update. The credit union need minutes with specific wording stating the changes to removing Richard Gibbs and adding Richard Spradley. The letter will also need to state Donna Bjornson and Richard Spradley are authorized signers and will be on the account at United Heritage Credit Union. Then we can move the CD so the monies will be available. Motion to accept by CW to remove Richard Gibbs and add Richard Spradley to the account, Cristi Giguere 2<sup>nd</sup>, All in favor.
5. Ongoing Business
  - A. Monthly to-do list.
    - i. Future action to consider proposed by SC. Dues statements are sent December 1 and are due in 30 days which will be by January 1. Thus, we will need to decide what the regular dues and the gate fees will be and have the discussions in the October meeting.
  - B. Sheriff patrol update - Richard Spradley
    - i. No activity received from David for August yet. RS to request from him.
  - C. Quarries report. CG no update.
    - i. Hays
    - ii. Centex
  - D. Committee recruitment. WE NEED VOLUNTEERS.
  - E. Administrative
  - F. Legal - Lori not in attendance. No update.
6. New Business. Board member topics.
  - A. None
7. Standing committee updates.
  - A. Architectural control committee – Kelly Baugher, Dayna Salter, Steve Jackson
    - i. SJ stated a drive around was completed with RS and KB took notes. The usual issues continue. No new issues.
    - ii. RS stated there was some correspondence that some folks are working on corrections. The Board needs to be copied on all letters that go out. SJ to let KB

know to copy the Board. Request by SJ to also have any correspondence from the Board to the homeowners that the Architectural committee have visibility as well. Decision made to BCC the general ACC email.

- B. Gate committee P4&5 ad P7&8 –Jim Coates
  - i. No issues reported by RS as per JC.
- C. Neighborhood and welcome committee –
  - i. No update.
- D. Road committee –Richard Spradley
  - i. We are ready to engage some contractors to get some pricing on what is being recommend so we can look at our options. We do have the scope of work which is detailed in the engineering report and we will have to choose what things we can and cannot do based on budget so we can take the next step for funding.
  - ii. Ryan still needs to get back to RS with quote for any emergency repairs needed. RS will follow up.
- E. Wildlife committee –
  - i. Nothing to report.
- F. Landscape committee – Marie Coates
  - i. Per RS, Maria received inspection report for the sprinklers. 2 lateral lines leaking, 7 nozzles broken, 4 rotors, and 2 riser heads need repairs. MC has requested budget be approved for repairs for \$820.00. CG Motioned to accept, RS 2<sup>nd</sup>, All in favor.
  - ii. Regarding trimming of the trees at the Labinski gate. Bid is \$1,845.00. RS to ask MC what that included to get more details as the price seems high and to get another quote. Also, the quote for \$2,520 was received for the clearing of the fence line to the right of the gate. Also need to ask for quote for the clearing of the fence line on the curve on Ruby Ranch Rd. for safety reasons.
  - iii. Drive around, CW and DB have not yet done. DB to do.
- G. CCR Revision Study Committee – RS, CW, DB, Lori . CG was not able to attend.
  - i. RS is drafting communication to the homeowners regarding what is being proposed for CCR revision and road proposal. Will send last draft for final review to make sure we have everything. 2 dates have been proposed for special meetings for input and comments. Location to be researched and tbd.
- 8. Guest topics. Limited to 5 minutes each.
  - A. None
- 9. Executive session (guests excluded.)
  - A. None.
- 10. Scheduling of next meeting and conclusion.
  - A. Schedule next BOD meeting, Tuesday, October, 18. 144 hours prior notice will be posted as per state law by October 13.
  - B. Conclusion. At 7:13 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.**