

RUBY RANCH HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30PM

Date: Tuesday, September 19, 2023

Location: via Microsoft Teams

The September 2023 meeting is scheduled as a Teams Video/Conference Call.

1. Call to Order and Establish Quorum
(3) Board Members - Richard Spradley, (RS) Donna Bjornson (DB), Christina Ramirez Camarillo (CR), Juliette Akers (JA) present
2. Welcome and introduce all in attendance.
 - a. Scott Christians (SC), Steve Jackson (SJ), and Melanie Scharton (MS), Lori Davies (LD), Dayna Salter (DS),
3. Review and approve Meeting Minutes for the previous month
 - a. August 2023, approved by DB, 2nd CR
4. Review of financial statements for the previous month.
 - a. August 2023 Bookkeeper's Report - approved by CR, 2nd by RS
 - b. Collections \$117k YTD
 - c. Expenses: \$57k YTD
 - I. largest expense landscaping \$16k for repairs and storm cleanup
 - d. Balance now \$395k
 - e. \$237k in Broadway Bank checking
 - f. \$157k in Heritage Credit Union
 - g. Delinquent account
 - I. \$4k balance, one is on payment plan for \$522 balance
 - II. lawyer has been involved in sending new letters to unpaid accounts
5. Existing Business: Discuss/Consider/Take Action Regarding:
Monthly Review
 - a. Quarries - RS no updates
 - I. Hays
 - II. Centex
 - b. Committee Recruitment - RS invited all guests present to volunteer for a committee
 - c. Administrative
 - I. committee budget proposals for the following year will be worked on by DS and JA
 - d. Legal updates - none
6. New Business - Discuss/Consider/Take Action Regarding:
Board Member topics (Limited to 5 minutes each)
 - a. No new topics

7. Standing 2023 Committee - Updates

- a. Architectural Control Committee –Kelly Baugher (KB), Dayna Salter (DS) and Steve Jackson (SJ)
 - I. Applications - (KB)
 - i. driveway and shed applications received and under review
 - II. New Violations
 - i. drive around past due, KB will coordinate with JA
 - III. Update on Previous Violations
 - i. no updates
- b. Gate Committee - Jim Coats (JC)
 - I. no updates
- c. Neighborhood & Welcoming Committee – Christina Ramirez Camarillo
 - I. no updates
- d. Social Committee - Christina Ramirez Camarillo
 - I. Next event - nothing planned yet
- e. Road Committee – Chris Whittenhall and Richard Spradley 18:03
 - I. Estimated start dates the week of Oct 16th due to weather limitations
 - II. \$300k budget
 - i. Ruby Ranch Road - Repair recommendations marked in orange
 - A. focus will be in areas from 967 to bridge
 - B. repair on Story Dr will be included in this
 - III. roads were classified in level 1, 2 and 3 in level of need
 - i. now looking at what is in the budget for level 1 first
 - ii. Montgomery Cove asphalt mill and overlay classified as level 1
 - iii. recommend main road be last one addressed when only one entrance and exit to prevent further wear on that road from heavy equipment going in and out to address other roads
 - iv. seal coat on Clark Cove next recommendation if possible
 - v. RS will work on new proposal to address these areas that fits within budget
 - vi. new ballot for funds put on hold for next year
- f. Landscaping Committee –Marie Coates (MC)
 - I. no updates
- g. CCR Revision Study Committee – Richard Spradley, Chris Whittenhall, Donna Bjornson, Lori Davies
 - I. no Update

7. Guest Topics (Limited to 5 minutes each)

- a. Andrea S. messaged question asking which company is doing the road repairs
 - I. Afla Paving is who has provided our current bids
 - II. 4 bid requests were sent, 2 declined to give a bid and did not want to use Lonestar due to failures from the previous work contacted to them on Story Dr.

- b. Lori Davis noted that the bridge is rougher after the larger trucks had been in earlier this year
 - I. RS confirmed there has been increased wear on bridge and the repairs are on the list to get done first round
 - II. asked if we have can get owners of property to reimburse HOA for road damage
 - i. RS have not been able to go to shed to look for documents that may support that
 - ii. LD volunteered to spend time to look for documents in shed
 - iii. Will need to look into options for scanning documents in shed

8. Executive Session

- a. None

9. Scheduling of next meeting

- a. Next BOD meeting - 10/10/23 @ 6:30pm

10. Conclusion

- a. meeting adjourned at 7:20pm

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 this meeting to discuss any matters of The Association.