

4/28/14 HOA “Special” BOARD MEETING MINUTES

Time: 6:30PM – 7:30PM

Date: Monday, April 28, 2014

Location: Cristi Roberts, 101 Armstrong Cove

1. Quorum (3) Board Members.

Board President Cristi Roberts called the meeting to order at 6:30 PM. Members present were, Cristi Roberts (CR), Andrea Siebert (AS), David Mixon (DM), Donna Bjornson (DB). *REVISION 5/15/14...Sonny Hollub Jr (SH) not present due to resignation Saturday, April 26, 2014 via email at 10:09PM.*

2. Welcome and introduce visitors.

Kelly and Sam Baugher, Derek Marshall and Mark Rawlings.

3. Purpose: This is a special meeting. The standard monthly board meeting agenda format including review of financial statement(s), ongoing business, new business, and committee updates will not be discussed at this meeting but will wait until the next regularly scheduled monthly board meeting. We will post a formal agenda (this meeting was supposed to have one word – communication – posted as an agenda online) for any future special weekly meetings. We will take minutes and publish them as part of our open records policy.

- a. The only original agenda item for this meeting was to be “communications” between board members. It was agreed through conversation that emails will be limited to emergency situations, informational use or for yes/no questions.
- b. An agenda item added since the Thursday posting will be the resignation of elected board member Sonny Hollub and the appointment of a community member to fill this vacated seat.

DM agreed to take over as liaison to the Road Committee. CR agreed to take over the position of Secretary in addition to the position of President.

It was agreed through conversation that the open board seat will be offered to the next person (Kevin Ritchie) who ran for open election in February. It was further agreed that CR will communicate with Kevin to offer the position. Should he not wish to serve at this time, we will post the opening to the community for willingness to serve. We will interview potential appointment candidates at the May meeting. CR made motion, DB seconded, ALL were in favor.

- c. Gates. It was agreed that further research needs to commence regarding the potential of adding a gate at the front entrance of the neighborhood. Then, and only then, if it is agreed that the addition is feasible we will be able to take it to the community for a survey of the communities desire to add such as motioned by AS, seconded by DM and agreed by ALL.
- d. Survey. It was agreed that should any surveys be necessary, NO BOD person will send or receive such information. It will be processed through a third party such as “Survey Monkey” after sending notice through our website and nextdoor to warn members such survey will be forthcoming.
- e. Conflicts. It was discussed that BOD members serving on outside HOA neighborhood groups is a conflict of interest. CR will resign her position on the HOG ST.
- f. Cars. It was discussed to add cars and speeding to the May agenda.
- g. Bylaws. It was discussed to begin using 30 minutes of the monthly meeting to read and review our bylaws until completion for assurance of compliance and report can be compiled for potential changes.

4. Guest topics. Limited to 5 minutes each member.

No discussion.

5. Executive Session (if necessary). Discuss legal action and/or pending ACC violations.

No discussion.

6. Scheduling of next meeting and conclusion...next regularly scheduled monthly board meeting is set for May 13, 2014.

*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.