

JULY HOA BOARD MEETING MINUTES

Time: 6:30PM – 8:30PM

Date: ~~Tuesday, July 1, 2014~~ CHANGED TO Monday, June 30, 2014

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members.
Cristi Roberts (CR), President (and acting Secretary); David Mixon (DM), Vice President; Donna Bjornson (DB), Treasurer; and Andrea Siebert (AS), At Large. Tim Dowling, At Large not present.
2. Welcome and introduce visitors.
Scott Christians and Mark Rawlings.
3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).
DM motion to approve, DB 2nded, ALL in favor.
4. Review of financial statements for the previous month(s).
5. DB motion to approve, AS 2nded, ALL in favor.

DB noted that two CDs are hitting maturity. We will leave the money at Broadway rather than transferring to the maintenance account as we will need to pay for roads within a few months.

Collections are stalling. We will wait to send demand letters until credit cards are set up so there is an easier payment option. After that we will pursue legally, especially members with debts more than one year old.

6. Ongoing Business
 - a. Continued from January. Ruby Ranch Roads. Updates and discussions. Decision on overlaying process.
Contract voted on last meeting is ready for signature. CR to sign and email to begin process. Ramming will invoice when in need of deposit.
 - b. Continued from March. Electronic voting. Updates and discussions...Tabled in May until the fall.
 - c. Continued from March. Front entrance landscaping FRP. Updates and discussions.
FRP still open for bids, work is on hold until fall.

Motion made by CR for DNZ to move 4-5 rocks on each side of the entrance to deter vehicles from driving onto grass area. DNZ will also grade the area to the west and remove the rock/wire left from county work on 967. Cost is estimated at \$1500. AS 2nded, ALL in favor.

- d. Continued from March. Automated HOA accounting. Updates and discussions.
Automation is pushed to the fall.

AS made recommendation for RRHOA to do whatever it takes to set up the community for receiving credit card payments and pass along the fee to the clients. We will work this out at the meeting DB has set up with Broadway 7/19/14 at 10am. Potentially a \$15 flat processing monthly fee.

- e. Continue from April. Update of gate 4&5 repair (addition of bollard) (additional of knox box), update on RFP.
FRP still open for bids.

4&5 repairs are complete and will come agenda as a continuing action item. New bollard at 4&5 have already been hit! Knox Box is fully installed.

7&8. DM to order locks necessary for the existing knox boxes. AS to contact Currier Locksmith to drill and install locks bringing 7&8 into compliance.

DB has appropriated a donated computer for Scott Christians to upgrade gate software to.

AS to reach out to Artic to give monthly bid (under the FRP) with a response time of 24-48 hours. We anticipate this being our future gate maintenance provider.

- f. Pushed from April. Review of bylaws and CCRs. 30 minute discussion monthly until completion (as discussed at 4/28/14 special meeting.)
Put on hold temporarily...see item G.
- g. Continued from March. Attorney interviews. Updates and discussions.
CR to follow up with Connie Niemann Heyer regarding our contract and her ensuring we are in basic compliance. Her notes could negate our line-by-lining the bylaws.

DM to set up a dropbox with ACC violations to be shared with CNH.

CR to follow up on potential of attorney handling basic collections and ACC violations versus the HOA contracting a management company. DM to provided that Alliance charges \$650 monthly but will email more management company information.
- h. Continued from April. Annual Dues Notification Procedure.
Pushed to fall.
- i. Continued from May...park vandalism. Update. CR and DM drove community with DNZ. It was determined DNZ would do basic tree removal from park area as the most recent storm felled larger trees and there are a lot of limbs.
It was determined community service would be offered to vandal, and that service should consist of picking up "rocks" not "boulders" in the park area which will make maintenance easier and safer.
- j. Continued from May...speeding cars and sheriff. Update.
Two shifts were hired from sheriff. 6/24/14, 7 stops total comprised of 4 warnings and 3 citations. 6/28/14 4 citations and no warnings were issued
- k. Continued from June...Gate remotes...distributed and logged out by one person rather than by several?
In progress.
- l. Continued from June...Gates...process to get a code and to get a remote?
In progress.
- m. Continued from June...Security cameras...at gate 4&5, 7&8, the park.
DM acquired signage and will appropriate "cameras" for the gated areas. All to help install when cameras are ready.
- n. Continued from June...Website updating including new look and storage capacity.
Scott emailed several styles for updating likenesses. He will work up a price to update. New site will incorporate payment options.
It was suggested that to keep it fresh we will need to update regularly with new pictures and/or community events.

7. New Business

- A. Board Member topics. 5 minutes each.

8. Standing 2014 Committee. Updates.

- A. Executive Session prior meeting oral report – Cristi Roberts
- B. Road Committee – Mark Rawlings (David Mixon, liaison)
- C. Gate Committee Phase 4&5 and Phase 7&8 – Renee Mauzy (Andrea Siebert liaison)
- D. Landscaping Committee – Steve Selger (Donna Bjornson liaison)
- E. Wildlife Committee – Tim Dowling (Cristi Roberts liaison)
- F. Architectural Control Committee – Kevin Ritchie (David Mixon liaison)

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

10. Executive Session. Discuss legal action and/or pending ACC violations.

- a. Violation letters.
- b. Legal letters.

11. Scheduling of next meeting and conclusion. Next meeting will be 8/12/14. Meeting was adjourned at 8:17PM.

*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.