MAY HOA BOARD MEETING AGENDA
Time: 6:30PM – 8:30PM
Date: Tuesday, May 13, 2014
Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts, President (and acting Secretary); David Mixon, Vice President; Donna Bjornson, Treasurer; Andrea Siebert, At Large

2. Welcome and introduce visitors.

3. Review and approved Meeting Minutes for previous month(s) and/or Special Meeting(s).

4. Review of financial statements for the previous month(s).

5. Ongoing Business
   d. Continued from March. Electronic voting. Updates and discussions.
   e. Continued from March. Financial accounts. Updates and discussions. Inclusion of new account information as obtained by Donna Bjornson.
   f. Continued from March. Front entrance landscaping. Updates and discussions.
   g. Continued from March. “Check free” banking. Updates and discussions.
   h. Continued from March. Automated HOA accounting. Updates and discussions.
   i. Continue from April. Update of gate 4&5 repair, update on RFP, discuss rectifying account deficit.
   j. Pushed from March. Review of bylaws and CCRs. 30 minute discussion monthly until completion (as discussed at 4/28/14 special meeting.)
   k. Pushed from March. Attorney interviews.
   m. Letter of authorization allowing for routine bill payment. To be signed by BOD members.

6. New Business
   A. Resignation of Sonny Hollub (as discussed at 4/28/14 special meeting.) Potential candidates interview per website and nextdoor posting.
   B. BOD Communication (as discussed at 4/28/14 special meeting.) With addition of new item regarding BOD input.
   C. Gate committee communication. As tabled during email discussions.
   D. Gate committee. Labenski gate issue.
   E. Gate committee. Gate remote charge of $25.00. (Does the Association pay taxes on income or how are we set up?)
   F. Elliott Ranch info...Have xxx members. Currently pay $1000 monthly for management services. Charge $xxx quarterly to each member.
   G. Dog attack at 333 E Bartlett.
   H. Speeding cars (as discussed at 428/14 special meeting.) Sherriff’s (2 days at 4 hour shifts.)
   I. Board Member topics. 5 minutes each.
   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)

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

9. Executive Session. Discuss legal action and/or pending ACC violations.
   a. Violation letters.
   b. Legal letters.

10. Scheduling of next meeting and conclusion.

*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.