

# 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
  - a. Continued from January. Ruby Ranch Roads. Updates and discussions. Inclusion of roadside spraying new information as obtained by David Mixon.
  - b. Continued from January. Insurance Claim. Paid out in April, update on distribution.
  - c. Continued from January. Mowing proposal/contract. Updates and discussions.
  - 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.
  - l. Pushed from April. Annual Dues Notification Procedure.
  - 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 4/28/14 special meeting.) Sherriff's (2 days at 4 hour shifts.)
  - I. Board Member topics. 5 minutes each.

7. 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)
  
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.