

JULY HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, September 9, 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; and Tim Dowling, 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.
 - 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.
 - d. Continued from March. Automated HOA accounting. Updates and discussions.
 - e. Continue from April. Update of Arctic contract. Update of gate repairs.
 - f. Continued from April. Review of bylaws and CCRs. Legal discussion and/or update.
 - g. Continued from April. Annual Dues Notification Procedure.
 - h. Continued from May. Park vandalism. Update.
 - i. Continued from May. Speeding cars and sheriff. Update.
 - j. Continued from June. Gates. Remotes, distribution and log update. Process to get a code and to get a remote update.
 - k. Continued from June. Security cameras...at gate 4&5, 7&8, the park.
 - l. Continued from June. Website updating including new look and storage capacity.
6. New Business
 - A. Board Member topics. 5 minutes each.
 - B. Neighborhood Watch and National Neighborhood Night Out October 7.
 - C. Secretary.
 - D. Welcoming "committee".
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 - Paul Czarnocki (David Mixon, liaison)
 - a. Phase 4&5 Paul Czarnocki, Thomas Doebner
 - b. Phase 7&8 Renee Mauzy, Tim Trocha, John Kimbrough, Keith McComb, Kevin Rodriguez
 - 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.