

DECEMBER HOA BOARD MEETING AGENDA

Time: 6:30PM – 8:30PM

Date: Tuesday, December 9, 2014

Location: Ruby Ranch Lodge

1. Quorum (3) Board Members. Cristi Roberts, President; David Mixon, Vice President; Donna Bjornson, Treasurer; Andrea Siebert, Secretary; 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. Ruby Ranch Roads. Approve the bridge and additional road repairs for \$6200.
 - b. Electronic voting.
 - c. Front entrance.
 - a. Curbs
 - b. Landscaping
 - d. Legal. Update and discussions.
 - e. End of Year Procedures.
 - f. Park bollards and cables.
 - g. Speeding cars and sheriff.
 - h. Website.
 - i. Neighborhood Watch – Welcoming Committee
 - j. Quarries.

6. New Business

A. Lodge signage and fence.

B. Ruby Ranch Historical Documentation on Access and Easements (DM)

C. Board Member topics. Limited to 5 minutes each.

7. Standing 2014 Committee. Updates.

A. Executive Session prior meeting oral summary – 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, John Kimbrough

D. Landscaping Committee – Steve Selger (Donna Bjornson, liaison)

E. Wildlife Committee – Tim Dowling (Tim Dowling, liaison)

F. Architectural Control Committee – Kevin Ritchie (David Mixon, liaison)

8. Guest topics. Limited to 5 minutes each.

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.