



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
February 9th, 2022**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Jimmy Humrich, 2021-2022 President. Board members present were: Jimmy Humrich, President; Wes Jones, Vice President; Micah Seehorn, Treasury; Kevin Maguire, Secretary; Mitch Robertson, Sally Watson and Blake King. No residents were present to discuss neighborhood issues.

The meeting was opened by Jimmy Humrich at 6:35pm.

Homeowner's Forum

- No residents at this meeting.

President's Report was given prior to the meeting to coordinate February activities:

- New roof being installed on shed and front gazebo this month.
- Met with lawyers about adding rental restrictions to bylaws.

Secretary's Report

- The secretary report was given by Kevin Maguire.
- December meeting minutes were posted to www.rubyforest.net.

BUSINESS AGENDA
Feb 9th, 2022

MEMBERSHIP

- No new members added this month.
- FOB Management transferred to Micah Seehorn.

CLUBHOUSE

- Income for clubhouse rental for Jan - \$970.
- Ice Machine still not working. Deemed non-repairable. Pricing replacement options.
- Replaced carpet with grey colored high-traffic material. However, new carpet is already showing wear issues. Meeting with vendor to discuss warranty/replacement.
- Removed Christmas tree in January.
- Trash can schedule needs to be coordinated.

- Mitch and Blake coordinating. Mitch is training Blake on responsibilities.

COMMUNICATIONS

- Yard of the Month will start in April for 2022.

COVENANTS

- Discussed outstanding violations.
- Reviewed homeowner aging report.
- Establishing Architectural Control Committee for home improvement requests.

EVENTS

- Welcoming Committee updates. Preparing baskets for Spring.
- Needs to reserve Easter dates and start planning. Easter - 4/17. Looking at 4/2.

GROUNDS

- Pine Straw was completed in Jan 2022.
- Landscaper scheduled to install new dogwood in Feb 2022.
- City of Suwanee is inspecting Lake Ruby to determine possible cause of recent fish deaths.
- Need new chairs for front gazebo with security mechanism.
- Repairing water leak at front entrance on backflow joint.

TENNIS

- Approved new ladder to allow us to replace lights. Waiting for item to be in stock.
- Courts need resurfacing. Will get quotes for early 2022.

POOL

- Quoting new pool cover for next year.
- Repaired the overflow drain system.
- Need new board member to be pool liaison.
- Discussed remodeling the bathrooms.
- Discussed 2022 Pool Schedule – May 7 proposed opening
 - When to schedule lifeguard – Pool Open (5/14), School End (5/25), July 4, School Start (7/30)

MEMBERSHIP

Membership Status as of 2/9/2022 was reported by Jimmy Humrich as follows:

- Permanent Full = 310
- Permanent Civic = 48
- Total Members = 358
- Total Non-Members = 85

Total Households = 443

No changes for December/January.

TREASURER

- Treasury update provided by Micah Seehorn.
- The HOA account balances as of 2/9/2022 were reported as follows:

Wells Fargo Primary/Debit	\$ 3,459.38
Wells Fargo Savings (Reserve)	\$ 24,961.70
ACS Quantum Operating Account	\$ 132,887.31
<u>Money Market Account with ACS</u>	<u>\$ 120,188.14</u>
TOTAL ALL ACCOUNTS	\$ 281,496.53

The meeting was adjourned by Jimmy Humrich at 8:00 p.m.

NEXT MEETING: Board meeting: Planned for 3/9/2022 at 6:30pm.