



**Minutes of the  
Meeting of the Board of Directors of the Ruby Forest Homeowners Association  
December 14, 2023**

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The meeting of the Board of Directors was called to order at 6:30 p.m. by Kevin Maguire, 2022-2023 President. Board members present were: ; Cindy Powell, Secretary; Jamie Waters; Treasurer, Sally Watson and Joseph Hinton.

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The meeting was opened by Kevin Maguire at 6:30pm.

**Homeowner’s Forum**

- No homeowner’s present for the meeting

**President’s Report** - Kevin Maguire :

- Items completed by the Board and work in progress since last meeting:
  - Tree Trimming - \$600 quote
  - January Board Appreciation meeting
  - Feb meeting on Valentine’s Day
  - Bocce Court?
  - Chickens at home on Ruby Forest Pkwy against Suwanee ordinance

**Secretary’s Report**

- November minutes to be posted

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**BUSINESS AGENDA**  
**December 14, 2023**

**MEMBERSHIP - Kevin Maguire / Micah Seehorn:**

- No new requests for membership.

### **CLUBHOUSE - Blake King/Micah Seehorn**

- Clubhouse rental revenue for November - \$820
- Deposit pending
- Next renovation: exterior pressure wash/paint
- Quote for exterior with deck and roof railing - \$8,200
- Schedule interior window cleaning
- Paint baseboards of Clubhouse?
- New digital management app - Honeybook

### **COMMUNICATIONS - Kevin Maguire**

- Updated website to remove old meetings
- Post about Bus route and Library

### **COVENANTS - Blake King**

- Restart effort to Update Rental Restrictions

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### **EVENTS - Sally Watson**

- Breakfast with Santa a success!
- Thanks to volunteers who helped, more volunteers next year would be helpful
- Look at donut quantity
- Rebook Santa Ed for December 7 or 14th pending availability
- Easter event date tbd, Easter is March 31,2024

### **GROUNDS / Lake - Kevin Maguire**

- Trim trees in parking lot
- Gazebo Little Library registered to Clubhouse address
- Still working on plan Tennis Court erosion issues - rocks and shrubs
- Plaque for Library not delivered
- Need to buy paddle boat
- Set meeting to address sod loss

## TENNIS

- Pickleball lines may be added when/if residents express interest
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## POOL - Kevin Maguire

- Pool contract with AMS for next year has been signed, same lifeguard hours, slight cost increase
- Schedule Ring camera install
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- List of repairs for off season: new cover, gazebo light, overflow drain, shower

## MEMBERSHIP

Membership Status as of 7/11/23 was reported by Kevin Maguire as follows:

- Permanent Full = 313
- Permanent Civic = 47
- Total Members = 360
- Total Non-Members = 83

**Total Households = 443**

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No changes this month.

## TREASURER

- Treasury update provided by Jamey Waters.
- The HOA account balances as of October 11,2023 were reported as follows:

Wells Fargo Primary / Debit	\$ 24,836.02
FCB - OPR - 2550	\$ 159,114.09
FCB - MM - 2562	\$ 144,865.03

Total All Accounts                      \$ 328,815.14

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The meeting was adjourned by Kevin Maguire at 8:00 p.m.

**NEXT MEETING: Board meeting: Planned for January 10, 2024 at 6:30pm.**