



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
March 14, 2018**

The meeting of the Board of Directors was called to order at 6:35 p.m. by Rosa Brown, President. Board members present were: Rosa Brown, President; Chris Hartwell, Vice President; Katherine Hanks, Kevin Maguire, and Jamey Roy.

Two residents attended the board meeting to see if they would like to run for office during the 2018-2019 year.

Note to all residents: There will be three vacancies on the Homeowners' Association Board in May. If you are a full member (in good standing) and would like to make a difference in our wonderful community please contact Chris Hartwell at chartwell.rfhoa@gmail.com for more information and to get your name on the ballot for May!

President's Report was given by Rosa Brown noting the tasks completed by the Board and work-in-progress since the December meeting as follows:

1. Net rental income from the Clubhouse for the month of February was \$485.
2. Clubhouse back-flow testing has been scheduled for the 2018 pool season.
3. The 2018-2019 budget has been finalized.
4. Contacted pool company to confirm May 12 as pool opening date.
5. Cooks for pool opening party and HOA annual meeting has been confirmed.

BUSINESS AGENDA
March 14, 2018

CLUBHOUSE

- Discussed maintenance and upkeep issues.
- The following list is for garbage duty for the next few months:
March – Jamey
April – Chris
- Discussed water fountain damage – loss of deposit by resident and reviewing quotes.

COVENANTS

- Status of site inspections and violation notices presented by Chris Hartwell
- No pending exterior improvement applications at time of meeting

EVENTS

- Pool opening/membership-drive/annual meeting party has been scheduled for May 12th.
- Easter Egg hunt has been scheduled for March 24th.

GROUNDS

Kevin Maguire, chairperson reported on the following:

- Discussed options for upgrading playground.
- General grounds update.
- Pine straw has been installed in common areas.
- Jimmy Humrich to investigate re-stripping the clubhouse parking lot.

LAKE

- Maintain and inspect

MEMBERSHIP

No changes were noted. Membership status as of 11-8-2017:

- Permanent Full = 287
- Permanent Civic = 60
- Total Members = 347
- Total Non-Members = 97

Discussion around the possibility to offer incentives for non-members to join the Homeowners' Association. Several options are being weighed by the Board.

POOL

We discussed several projects/maintenance issues that are listed below. We determined that we would work on the baby pool first.

- Obtaining quotes to replace the tile, resurface and refurbish the baby pool
- Resurface the deck to the main pool – this project will be postponed until 2018-2019 budget
- Reviewed quotes for new deck furniture – requesting additional quotes

TENNIS

- No current issues

TREASURER

- The financial report was given by Rosa Brown.
- The HOA account balances as of 03/02/2018 were reported as follows:

Wells Fargo Primary/Debit	\$ 805.46
Wells Fargo Primary	\$ Combined with Debit
Wells Fargo Savings	\$ 24,941.29 (Reserve Account)
Operating Account with ACS	\$ 46,329.90
Money Market Account with ACS	<u>\$ 56,014.29</u>
TOTAL ALL ACCOUNTS	\$ 128,090.94

The meeting was adjourned by Rosa Brown at 8:30 pm

UPCOMING MEETING/EVENTS:

Board meeting: Wednesday, April 11, 2018 at 6:30pm