



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners Association
February 15, 2024**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Kevin Maguire, 2023-2024 President. Board members present were: ; Cindy Powell, Secretary; Sally Watson and Joseph Hinton.

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:
- Christmas Lights Removed, Paid
- Rental property disturbance on Cherry Ridge Walk resolved, tenant has moved out.
- Pine straw added at entrance, paid
- Revisit Front entry security camera
- Schedule Clubhouse work for March - painting exterior
- Issues with email alias in December resolved
- New Lake Ruby sign installed
- Mr Handyman for mailbox post repair
- Chicken reported (again) at 90 Ruby Forest Pkwy

Secretary's Report

- No minutes for January, no meeting

BUSINESS AGENDA
December 14, 2023

MEMBERSHIP - Kevin Maguire / Micah Seehorn:

- No new requests for membership.

CLUBHOUSE - Blake King/Micah Seehorn

- Clubhouse rental revenue for December - \$1760, January \$1450
- Fiber line repair - need to install conduit
- Cracking on one drywall joint will be repaired in March with other painting
- Quote for exterior with deck and roof railing, power wash - \$8,600
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COMMUNICATIONS - Kevin Maguire

- Need to update engagement discussed

COVENANTS - Blake King

- Restart effort to Update Rental Restrictions is a priority

- Email issues

- One resident had requested relief from HOA fines but paid them in order to put home on market

- Easter egg hunt in March
- No update for Welcome Committee, all caught up
- Easter event date tbd, Easter is March 31,2024

GROUNDS / Lake - Kevin Maguire

- Pine straw in January
- New sign at Lake \$100 + \$10 paint
- Winter annuals need to be weeded
- Waiting on quote for tennis court erosion solution - rocks and shrubs
- Need to buy paddle boat
- Set meeting to address sod loss Spring 2024

TENNIS

- Resident complained about ALTA tourneys
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POOL - Kevin Maguire

- List of repairs for off season: new cover, gazebo light, overflow drain, shower
- Shower will be fixed prior to pool opening this season
- Check pricing to replace tables around pool
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MEMBERSHIP

Membership Status as of 2/14/24 was reported by Kevin Maguire as follows:

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

Total Households = 443

No changes this month.

TREASURER

- Treasury update provided by Jamey Waters.
- The HOA account balances as of February 14,2024 were reported as follows: **Wells Fargo Primary / Debit \$ 24,580.16**
FCB - OPR - 2550 \$ 153,612.04
FCB - MM - 2562 \$ 145,419.72
Total All Accounts \$ 323,611.92

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

NEXT MEETING: Board meeting: Planned for March 13, 2024 at 6:30pm.

02.08.2023 HOA Board of Directors Meeting Minutes