



**Minutes of the  
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association  
June 5, 2017**

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The meeting of the Board of Directors was called to order at 6:40 p.m. by Rosa Brown, President. Board members present were: Rosa Brown, President; Chris Hartwell, Vice President; Denise Walker, Secretary; Eric Wolman, Treasurer; Kevin Maguire, and Events Committee Chair, Sally Watson. Katherine Hanks was absent. Homeowner present was Jimmy Humrich.

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

1. Net rental income from the Clubhouse for the month of May was \$980
2. Expense to replace the pool pump and filter was \$2,400
3. Roof repair completed pending City of Suwanee inspection
4. Repaired the brick wall and foundation cracks associated with the pool pump room.
5. Completed resurfacing upper tennis courts for \$7,006
6. Pool opening party expenses were \$1,051
7. Back to school ice cream social expenses were \$150

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**BUSINESS AGENDA**  
**June 5, 2017**

The meeting was opened and attending resident, Jimmy Humrich, was invited to ask questions and voice concerns. He has several questions about the process ACS uses to communicate homeowner covenant violations to community residents.

**CLUBHOUSE**

- Due to the roof leak, decking in the attic needs to be replaced. Rosa Brown and Eric Wolman will be obtaining quotes. When this has been completed, we will obtain quotes to paint the interior that was also damaged by the water.

## COMMUNICATIONS & GENERAL DISCUSSION

- Don Brown has offered to represent Ruby Forest *pro bono* in a law suit against the previous company that failed to properly replace the roof last year. Although Mr. Brown's work will be *pro bono*, filing fees, service of process costs and any other out-of-pocket expenses costs will be paid by the Board. This will likely involve at least \$250 in costs to proceed with an action in magistrate court. He further explained our chances of winning the case would be about 55% in our favor. Should the court rule in our favor, we are then faced with the issue of collecting the money. If the roofer does not pay the judgment, then we would need to take efforts to collect. This would be a separate matter and would not fall under the *pro bono* agreement. Should we secure a plaintiff's verdict, our chance of ultimately collecting could likely be 25% or less. In addition to the above outlined costs, it will be imperative that the replacement roofer testify on our behalf to demonstrate the 'standard of care' for roofers. We will likely need to pay a nominal fee for his expert witness testimony. Hopefully, he will accept a nominal fee of \$250, a fee much below market rate for such testimony.  
The Board discussed the above offer and Rosa Brown indicated she would send a letter to the Board members outlining the parameters stated above and request Board approval to move forward with the agreement Mr. Brown has offered.
- Kevin Maguire provided an update on the development of a new website. He is exploring a new hosting site.

## COVENANTS

- Status of site inspections and violation notices presented by Chris Hartwell
- Review of pending exterior improvement applications discussed. Chris will be responsible for homeowner notifications.
- Discussed and reviewed the approval process to ensure efficient turnaround time

## EVENTS

- The July 4<sup>th</sup> pool party will be on Tuesday, July 4, 2017 from noon to 4pm.
  - Event chairperson, Sally Watson will oversee the planning for the day and will also organize the activities.
  - Chris Hartwell will contact the cooks we used last year to determine their availability.
  - Kevin Maguire will handle the music.
  - Rosa Brown will purchase the food and arrange for a bouncy house.

## GROUNDS

Kevin Maguire, chairperson reported on the following:

- There are multiple trees that need to be trimmed and pruned in the common areas. This needs to be done prior to the start of school to ensure bus clearance through the entrance in the neighborhood.
- Kevin will be obtaining 3 quotes for consideration
- Additionally, Kevin will be talking with the City of Suwanee about improving the common area at the entrance to the neighborhood.

**LAKE**

- Maintain and inspect the lake.

**MEMBERSHIP**

Membership Status as of 6/01/2017 was reported by Rosa Brown as follows:

- Permanent Full = 284
- Permanent Civic = 62
- Total Members = 346
- Total Non-Members = 97

**POOL**

- The pool is open.
- We are still obtaining quotes to have the baby pool resurfaced and tiled.

**TENNIS**

- Upper tennis courts were repaired and resurfaced.

**TREASURER**

- The financial report was given by Rosa Brown and Eric Wolman.
- The HOA account balances as of 6/1/2017 were reported as follows:

Wells Fargo Primary/Debit	\$ 1,081.61
Wells Fargo Primary	\$ Combined with Debit
Wells Fargo Savings	\$ 24,936.15 (Reserve Account)
Operating Account with ACS	\$ 114,371.14
Money Market Account with ACS	<u>\$ 44,982.82</u>
TOTAL ALL ACCOUNTS	\$ 185,371.72

**SECRETARY**

- The secretary report was given by Denise Walker
- Minutes from the May Board Meeting were distributed and approved by the Board. The Minutes have been published and will be archived on the Ruby Forest website at [www.rubyforest.net](http://www.rubyforest.net).

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The meeting was adjourned by Rosa Brown at 8:52 p.m.

**NEXT MEETING: Board meeting: Wednesday, July 12, 2017 at 6:30pm**