



Ruby Forest HOA Board Minutes September , 2025

Members Present: Kevin MacGuire, Cindy Powell, Sally Watson, Rachel Potash, Katherine Hanks, Joseph Hinton

Rental Restriction Initiative

- No new votes recently - Cindy to make calls

Lawyers

- Have lawyers on retainer for the next year
- Will help collect overdue HOA fees from extremely overdue members

Playground

- Lights still need work - got fried when the electricity shorted
- Might put cameras in the playground
- Sally and Katherine to look up lighting options
- Have quotes from Superior Play Systems for various options
- Going to ask Roger Grant for help with more fun options, as well

Tennis

- Windscreen has lichens growing on it - quoted 9ft version at around \$4000 (\$5000 extra for our logo if we want it)
- Might be able to just pressure wash it this year and replace next year
- Pickleball nets - replaced nets, already looking worn
- Thinking of putting in anchored nets
 - Need to make sure they tennis nets are still playable
 - Will talk to a vendor to see options to make sure tennis is not interfered with

Pool

- Finally got pool quote after years of being told we need a new one but not being given a quote - \$10k

- Will see if we can maybe get a discount if we do the pool cover and renovation simultaneously

Political Signs

- Beth has a runoff - going to encourage folks to vote

Next HOA Meeting

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Membership

- No new members recently

Holiday Rentals

- Thanksgiving Day clubhouse rental - Rachel to let them in

Covenants

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Past due HOA fees

- Will have lawyers draft up a letter telling overdue homes they need to settle past debt
- If debt is not settled, we will pursue Liens
- Foreclosure is not on the table

Events

- Halloween was very successful
- 115 goodie bags handed out
- Busiest year so far
- Next party is Christmas
- Already booked Santa for Dec 13 (setup Dec 12)
- Blocked off on events the night before
- Dunkin Donuts need to be picked up - Katherine and/or Rachel to do that

Welcome Committee

- Katherine needs to buy some things for the welcome bags

Grounds

- Talked about the neighborhood dam near George Pierce Park, where we need to do some maintenance construction

- Christmas lighting to be done Nov 13
- Winter annuals are in
- Not doing any netting for deer prevention - using a spray that needs reapplication for heavy rains
- Seeded grass near the gazebo and little library, where the tree was cut down