



**Minutes of the  
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association  
February 13, 2018**

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The meeting of the Board of Directors was called to order at 6:30 p.m. by Rosa Brown, President. Board members present were: Rosa Brown, President; Chris Hartwell, Vice President; Katherine Hanks, and Kevin Maguire. Jamey Roy was absent.

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**Several Residents were present for the open session of the meeting:**

Many residents were present to voice concerns regarding the Board and ACS & Inspections, these included:

- 1) Some residents feel that they do not have a say in decisions made by the Board
- 2) New inspector has gone too far with the covenants
- 3) Some residents would like to document all issues that would result in getting a covenant violation
- 4) Some residents feel that ACS is unresponsive
- 5) Some residents would like the Board to resume using actual letters for communication, in addition to the Ruby Forest website, email, and Facebook sites – a homeowner has volunteered to deliver all letters throughout the neighborhood
- 6) Residents have requested for those running for the Board in May to have a profile, so residents can get to know them

The following items were clarified in during the December HOA meeting:

- 1) **Mildew:** For homes with mildew (or any mildew-like substance) visible on the exterior siding, it is the homeowners' responsibility to remedy same.
- 2) **Empty pots/planters:** All planters/pots must have plants or seasonal decorations inside them. Otherwise, please remove them from view until such time that you plant them.
- 3) **Stumps:** Any tree stumps should be removed by the homeowner.
- 4) **Missing numbers on mailboxes:** ACS is presently suspending all violation notices until the Board can locate a vendor who we can point everyone to for purchases. We will follow-up with everyone once we have identified a vendor where everyone can purchase replacement numbers as needed.
- 5) **Mailbox paint:** If your mailbox needs to be repainted, you can purchase any black gloss paint. No specific brand name is necessary.

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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 December meeting as follows:

1. Net rental income from the Clubhouse for the month of January was \$605.
2. Update on lawsuit with previous roofing contractor – lawsuit has been won by Ruby Forest, options for collection are being discussed

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**BUSINESS AGENDA**  
**February 13, 2018**

**CLUBHOUSE**

- Discussed maintenance and upkeep issues.
- We will need to address the issues associated with our aging HVAC systems and will obtain quotes for maintenance/replacement – this project is currently on hold.
- Replenished cleaning supplies for clubhouse.
- Replacement light fixture for men's restroom has been purchased, awaiting time for board members to install.
- The following list is for garbage duty for the next few months:  
February – Katherine  
March – Jamey  
April – Chris
- Front retention pond has been cleaned up.

**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 party has been scheduled for May 12<sup>th</sup>.
- Easter Egg hunt tentatively scheduled for March 24th.

**GROUNDS**

Kevin Maguire, chairperson reported on the following:

- Grass has been planted in the bare area at the front entrance.
- Kevin purchased and installed shrubs around the pool pump area.
- Armstrong Tree Service has pruned trees at the front of the community.
- Pine straw has been installed in common areas.

- We will be obtaining bids for new playground equipment. If anyone in the neighborhood works in either playground design or sales, please let the Board know. We would appreciate your help with this project.

**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.

- Obtain quotes to replace the tile, resurface and refurbish the baby pool
- Resurface the deck to the main pool
- Purchase new deck furniture

**TENNIS**

- No current issues

**TREASURER**

- The financial report was given by Rosa Brown.
- The HOA account balances as of 02/01/2018 were reported as follows:

Wells Fargo Primary/Debit	\$ 974.97
Wells Fargo Primary	\$ Combined with Debit
Wells Fargo Savings	\$ 24,941.13 (Reserve Account)
Operating Account with ACS	\$ 46,723.90
Money Market Account with ACS	\$ <u>56,009.99</u>
TOTAL ALL ACCOUNTS	\$ 128,649.99

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The meeting was adjourned by Rosa Brown at 9:00 pm

**UPCOMING MEETING/EVENTS:**

**Board meeting: Wednesday, March 14, 2018 at 6:30pm**