



**Minutes of the  
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association  
July 14th, 2022**

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The meeting of the Board of Directors was called to order at 6:30 p.m. by Kevin Maguire, 2021-2022 President. Board members present were: Kevin Maguire, President; Blake King, Vice President; Micah Seehorn, Secretary; Sally Watson, Joseph Hinton, and Sabrina Guler. Jamey Waters was not available. Two residents were present to discuss neighborhood issues.

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The meeting was opened by Kevin Maguire at 6:30pm.

**Homeowner's Forum**

- One resident came to voice that they had no concerns or complaints and that they liked many of the newly painted homes.
- One resident came to voice complaints about a retaining wall issue on their neighbors property.

**President's Report** was given prior to the meeting to coordinate July activities:

- Set up AT&T Fiber Meeting - July 23rd
- Electrician Heat Stroke
  - o List: Clubhouse flood light, shed light, Pool light timer, Main pool faucet.

**Secretary's Report**

- The secretary's report was given by Micah Seehorn.
- June meeting minutes were posted to [www.rubyforest.net](http://www.rubyforest.net).

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**BUSINESS AGENDA**  
**July 14th, 2022**

**MEMBERSHIP**

- No new members added this month.
- New member paperwork is moving forward.

**CLUBHOUSE**

- Income for clubhouse rental for June - \$780.
- Discussed purchasing a new ice maker ~\$500. Holding off on making a decision for another month.

- HVAC routine maintenance scheduled biannually with Seasons Comforts.
- Spoke with Dom about the roof issue. Will fix the roof for free if HOA will buy gutters.
- Bathroom remodel. Need to get quote.
- Ongoing carpet issues. Discussing warranty with Home Depot.
- Need to purchase auto-closing arm for main clubhouse door.
- Planning to research automatic door locks for clubhouse doors.
- Planning to get an interior camera for clubhouse space.
- Getting quotes for exterior clubhouse painting.

## **COMMUNICATIONS**

- Kevin continues to own this but will be training Micah.

## **COVENANTS**

- Fine reduction discussed for a resident working to correct previous issues/fines.
- Street parking discussed. An official statement from the board will be posted to the website prior to next month's meeting.
- Retaining wall and drainage issues.

## **EVENTS**

- July 4th party was a success, the board provided hamburgers, hotdogs, and chips.
- Back to School Pizza Party - July 30th.
- Arranging to book Santa for the clubhouse.
- Welcome committee update.

## **GROUNDS / LAKE**

- Fuel Bonus for Landscaper
- June YOM Awarded. Looking for July.
- Lake Consultation: Expensive maintenance for back of dam - ~\$12,000.
- Paint Front Gazebo, Fix Light.
- Retention pond partially cleared.
- Talk with Landscaper, weed the bank behind the pool.

## **TENNIS**

- Resurface for Top/Bottom Courts

## **POOL**

- Quoting new pool cover and pool deck repairs.
- List of Repairs Needed: Gazebo Light, Overflow Drain, Signage, Handrail Solution.
- Quote for new umbrellas - \$1795.
- Lots of lifeguard issues - Need to discuss a plan for resident lifeguards moving forward.
- Need additional lifeguards – School Start (7/30)

## **MEMBERSHIP**

Membership Status as of 7/14/2022 was reported by Micah Seehorn as follows:

- Permanent Full = 310
- Permanent Civic = 48
- Total Members = 358
- Total Non-Members = 85

**Total Households = 443**

No changes this month.

**TREASURER**

- Treasury update provided by Micah Seehorn.
- The HOA account balances as of 7/14/2022 were reported as follows:

Wells Fargo Primary/Debit	\$	5,988.91
Wells Fargo Savings (Reserve)	\$	24,962.73
ACS Quantum Operating Account	\$	231,905.33
<u>Money Market Account with ACS</u>	<u>\$</u>	<u>130,740.12</u>
<b>TOTAL ALL ACCOUNTS</b>	<b>\$</b>	<b>393,597.09</b>

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

**NEXT MEETING: Board meeting: Planned for 8/10/2022 at 6:30pm.**