



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
June 13, 2023**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Kevin Maguire, 2022-2023 President. Board members present were: Blake King, Vice President; Cindy Powell, Secretary; Micah Seehorn, Treasurer; Sally Watson, and Joseph Hinton. No residents were present to discuss neighborhood issues.

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

Homeowner's Forum

- 6 homeowners were present to initiate questions at the homeowner's forum.
- Mike Ringham provided Report on vending machine, and discussed repairs needed.
- Allowing homeowners to have poultry was discussed, it would be prohibited.
- Size of trees requiring ARC approval to be removed was discussed. Erosion control is key component of approval process for removing trees.
- Running a business from home discussed, violations and fines will come from property management.
- Requiring new owners to join HOA was discussed. Property management must be involved to require HOA membership when new owner moves into community. This has been investigated in the past and it is difficult to implement.
- Several home owners expressed concern over how rental properties in RF are currently being maintained. Changing by-laws was discussed. It will require going door to door for votes. Residents expressed concerns about cars parked in the street overnight, number of cars parked at rental properties. Capping rentals was discussed. Providing incentives for joining HOA was discussed.

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

- 14 owners have not paid their annual dues, suspensions will be implemented by ACS.
- Clubhouse funds received for June.
- Library at gazebo proposed.
- Clubhouse repair schedule – paint, pressure washing, flooring.

- Deposit of checks from clubhouse
- Honeybook app for Clubhouse rentals
- Flower prints for restrooms approved

- Covenants - rental restrictions
- Events - bike parade, flag raising, unofficial fire works
- Welcome Committee - caught up
- Grounds - dogwoods are dying, replace with crepe myrtles in Fall.
- Erosion at Tennis courts, river rocks
- Paddle boat
- Pool incidents recently

Secretary's Report

- The secretary report was given by Cindy Powell, no report.
- May meeting minutes were posted to www.rubyforest.net.

BUSINESS AGENDA
Feb 8, 2023

MEMBERSHIP

- No new members added this month.
- Need to address rental paperwork.

CLUBHOUSE

- Clubhouse rental revenue for MAY - \$1,800
- Bid flooring and soundproofing.

COMMUNICATIONS

- Does RF Residents FB need better moderation?
- Rules for Tennis updated

COVENANTS

- Paint Consultant work approval.
- Addressing Yellow Truck/Big Shed near pool.
- Homemade fence on RFB highlighted to ACS.
- Improve turnaround time – ACC Members

EVENTS

- Welcome Committee Update

GROUNDS

- Need replacement dogwood for 2nd island
- Chem contract coordination with King Green. Take over from Hills Landscape to deal direct.
- Contact Gwinnett Tech regarding possible project at park entrance. Add Little Free Library?
- Lake maintenance for back of dam. Estimate at ~\$12,000 to remove trees.

TENNIS

- Investigate adding fees to paid events to offset the cost of resurfacing.
- Add resurfacing cost to budget to save (5-7 year cycle)

POOL

- Review New Contract with AMS. Inflation/Wages make it more expensive. Cut LG hours?
- List of Repairs Needed: New Cover, Gazebo Light, Overflow Drain, Signage, Handrail

MEMBERSHIP

Membership Status as of 6/1/23 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 2-6-2023 were reported as follows:

Wells Fargo Primary / Debit \$ 19,648.49

ACS HomeTrust Operating \$ 229,625.35

HomeTrust Money Market with ACS \$ 143,640.21

Total All Accounts \$ 392,914.05

The meeting was adjourned by Kevin Maguire at 8:30 p.m.

NEXT MEETING: Board meeting: Planned for 7/12/2023 at 6:30pm.