



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
Feb 13, 2019**

The meeting of the Board of Directors was called to order at 6:45 p.m. by Jimmy Humrich, President. Board members present were: Jimmy Humrich, President; Chris Hartwell, Vice President; Katherine Hanks, Treasurer; Kevin Maguire, Secretary; Sally Watson and Jon Sahai. Melissa Seehorn (welcoming committee) was also present. Jamey Roy was not able to attend due to travel obligations.

A small number of homeowners were present at this meeting to present issues.

The meeting was opened by Jimmy Humrich at 6:45pm.

Homeowners Forum

- Resident came to give update on sink hole in her yard that was damaging the AT&T equipment in the yard. City of Suwanee filled the sink hole initially and continues to coordinate repair efforts with the utility companies. City is still actively engaged and updating the resident.
- Resident discussed issues with garage door openers which led to general discussion of home cleanliness and curb appeal.
- Discussed road closures in Suwanee due to railroad construction.

President's Report was given by Jimmy Humrich noting the tasks completed by the Board and work-in-progress since the July meeting as follows:

- One new permanent member during January. Total permanent membership nearing 300. Will continue to contact new residents about membership options.

Secretary's Report

- The secretary report was given by Kevin Maguire.
- January meeting minutes to be distributed and posted to website.

BUSINESS AGENDA
Feb 13th, 2019

NEW MEMBERSHIP

- One new permanent member during January. Total permanent membership nearing 300. Will continue to contact new residents about membership options.

- Welcoming committee creating gift bags for new residents for 2019. Gathered quote for a 5-6 item bag that includes a logoed RF bag. Targeting \$15 with bag price included.

CLUBHOUSE

- Income for clubhouse rental for January - \$560.
- Investigate cost of re-lining the parking lot to establish parking slots. Board will reach out for quotes.
- Met with Tennis coordinator and talked about dues adjustment. Acquired new water squeegees for 2019.
- Gathered quotes for clubhouse painting. Asking for interior and exterior work.
- Talked about carpet replacement again.
- Got a quote from Georgia Power about replacement parking lot lights. Quote was unexpectedly high so tabling the issue for now.

COMMUNICATIONS

- All digital correspondence is being mirrored on NextDoor, Facebook, and Twitter.

COVENANTS

- Parking violation warning stickers have been moderately effective. Some residents continue to complain about notices, but practice has been effective. Due to continued safety concerns, will continue to enforce HOA policy despite resistance.
- Discussed implementing fine schedule for parking-on-road violations.
- February notifications have been approved. Trash can violations were egregious this month so many residents will likely get notices.
- Invoiced a long-time covenant violator for payment. Owner/Property Manager plans to rent property and cannot until fines are paid.
- Discussion about painted brick. Reviewed covenants and determined there is no rule against that home improvement.

EVENTS

- Planning Easter Egg hunt for April 13th at 9:30am.
- Easter Bunny has been invited and accepted.
- Need to coordinate volunteers and supplies. Will order donuts and coffee.
- Started to talk about dates for pool opening. May 4 or May 18.

GROUNDS

- Hill's distributed pine straw to common areas of the grounds in January.
- Landscape company will address recent evidence of moles around clubhouse. Planning to treat lawn with chemicals to remove food sources and directly treat holes with bait.
- Dead tree replacement will be scheduled for early Spring. Cost ~\$300.

POOL

- Pool company switched Aquatic Management Company for 2019 season.
- Signed contract and scheduling Kiddie Pool repair in March. Resurface and cool decking.
- Gathering quotes for new chairs to replace existing stained furniture.

MEMBERSHIP

Membership Status as of 2/13/19 was reported by Jimmy Humrich as follows:

- Permanent Full = 295
- Permanent Civic = 55
- Total Members = 350
- Total Non-Members = 93

Total Households = 443

Added 1 new full member in January. Have added 8 new members during the last 12 months.

TREASURER

- The financial report was given by Jimmy Humrich.
- Total all accounts for 2/13/2018 was \$128,000. Plan to build emergency reserves implemented in 2017 has been very successful.
- The HOA account balances as of 2/13/2019 were reported as follows:

Wells Fargo Primary/Debit	\$	1,103.96
Wells Fargo Savings (Reserve)	\$	24,948.60
ACS Quantum Operating Account	\$	89,762.57
Money Market Account with ACS	\$	56,075.63
TOTAL ALL ACCOUNTS	\$	171,897.90

The meeting was adjourned by Jimmy Humrich at 8:30 p.m.

NEXT MEETING: Board meeting: Wednesday, March 13th, 2019 at 6:30pm