



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
March 15, 2017**

The meeting of the Board of Directors was called to order at 6:08 p.m. by Rosa Brown, President. Board members present were: Rosa Brown, President; Chris Hartwell, Vice President; Evan Rogers, Treasurer; Denise Walker, Secretary; Kevin Maguire, Eric Wolman, Sally Watson, and Katherine Hanks. Elizabeth Hightower was absent.

President's Report was given by Rosa Brown noting the tasks completed by the Board and work-in-progress since the February meeting as follows:

1. Net rental income from the Clubhouse for the month of February was \$820
2. Order placed for phone service to be operational on May 1, 2017
3. Continuing work to seek resolution on the clubhouse roof leak
4. The PACT meeting with Captain Cass Mooney was scheduled for March 15, 2017
5. Completed annual letter/HOA packet for 2017
6. Scheduled Creative Courts to repair and resurface the upper tennis courts in May
7. Pine straw was placed in the front area of the neighborhood.

Treasury Report was given by Rosa Brown:

The HOA account balances as of 3/15/2017 were reported as follows:

Wells Fargo Primary/Debit	\$ 970.30
Wells Fargo Primary	\$ Combined with Debit
Wells Fargo Savings	\$ 25,431.31 (Reserve Account)
Operating Account with ACS	\$ 2,841.41
Money Market Account with ACS	<u>\$ 41,831.21</u>
TOTAL ALL ACCOUNTS	\$ 71,074.23

Secretary Report was given by Denise Walker:

Minutes from the February Board Meeting were distributed and approved by the Board. The Minutes have been published and will be archived on the Ruby Forest website at www.rubyforest.net.

Covenants Report:

- Status of site inspections and violation notices were reviewed
- Reviewed pending exterior paint request

Membership Report was given by Rosa Brown:

Membership status as of 3/15/2017 was reported as follows:

Permanent Full	284
<u>Permanent Civic</u>	<u>62</u>
Total Members:	346
Total Non-Members:	97

BUSINESS AGENDA
March 15, 2017

CLUBHOUSE

- FAQ section on the website has been updated.
- We continued to discuss various options to address the clubhouse roof issue.
- Kevin Maguire is working with Hill’s Landscaping to resolve the erosion issue and obtain a quote for sod.
- Katherine will obtain quotes to have the tiles in the clubhouse re-grouted.
- Garbage duty schedule to be as follows: March – Rosa Brown, April – Evan Rogers.

COMMUNICATIONS

- Updates to the Ruby Forest website are ongoing:
 - Elizabeth Hightower will continue to work on a more prominent icon for ACS. This will enable realtors, mortgage companies, etc. easier access to information necessary for homeowner closings.
 - Update of photos – new pictures of the clubhouse and playground will be taken in the spring and updated at that time
 - Elizabeth Hightower will cross train Kevin Maquire to enable him to provide updates to the website. They will provide enhancements to our page to keep it relevant and current.
 - Archive of monthly minutes - Elizabeth Hightower will perform this task.

COVENANTS

- Status of site inspections and violation notices presented by Eric Wolman
- Review of pending exterior improvement applications discussed
- Discuss and review approval process

EVENTS

- Pool Opening/HOA board meeting scheduled for May 13th
 - The fun begins at 11:30 a.m.
 - Chris Hartwell contracted with the same cooks as we had last year. We will have 2 people cooking at a cost of \$100 each plus tip.
 - Sally Watson will be working with other board members to handle games & music
 - Rosa Brown will be buying the food
 - Captain Cass Mooney will fingerprint the children if desired
- The annual Easter Egg Hunt will be on April 15th and will begin promptly at 10:00am. Please be on time – it doesn't take our little ones very long to find the eggs!! This year we will have 2 egg hunts based on age groups. Of course, the Easter Bunny will be available for pictures! We will also have doughnuts, juice and coffee.

GROUNDS

- Completed pine straw refresh

LAKE

- Maintenance and inspection complete

MEMBERSHIP

- Membership Status as of 01/01/2017:
 - Permanent Full = 284
 - Permanent Civic = 62
 - Total Members = 346
 - Total Non-Members = 97

POOL

- Baby pool to be updated. Rosa Brown and Katherine Hanks will be obtaining quotes. Update to pool deck and furniture on hold until 2017 budget is approved.

TENNIS

- Upper tennis court will be repaired and resurfaced in May.

TREASURER

- Financial report was submitted by Rosa Brown

PACT Meeting

- Captain Cass Mooney joined us for our PACT meeting at 7:00 p.m.

The meeting was adjourned by Rosa Brown at 8:23 p.m.

NEXT MEETING: Board meeting: Wednesday, April 12, 2017 at 6:30pm

Annual Board Meeting – Saturday May 15, 2017 at 2:00 p.m. (votes may be cast for election of the Board between 12 – 2 p.m.)