Ruby Forest HOA Board Meeting

Aug 14th, 2024

Attendees: Kevin Maguire, Sally Watson, Joseph Hinton, Cindy Powell, Jamey Waters

Topics:

Presidents Report

* Rental Restrictions
  + Retainer still outstanding
  + The original objectives need to be reviewed
  + Engaging the lawyers to understand the retainer cost or any other cost is needed
* Playground Planning -
  + Sun Shades:
  + New Swing: Kevin will engage company for advisement on swing options and the overhauling of the mulch as well as sun shades
* Secretary
  + Joe and Kevin need to get to get her for credentials to upload notes
* Membership
  + Login Issues persist
  + No change to members
* Clubhouse
  + Will still need to do the trim and the replacement of hardware
  + Recieved a proposal for replacement of lighting (approx. $3800); proposed early install for an additional $300. Due to the time recommended we voted going with regular install because the early dates will conflict with other events.
* Communications
  + Nothing New
* Covenants
  + Resident inquired about a covenant against contractors doing work on Sundays
  + Micah skimmed through and did not see any convenants that state restrictions around weekends or Sundays.
  + Rental Restrictions
    - Jamey provided the previous documentation/objectives
    - Lawyers provided a form for the ACC to complete to begin retainer
  + Events
    - Back to school success
    - Santa is scheduled for the 14th
    - Halloween kick off up next so a meeting to plan is needed
    - Welcome Committee
      * We are behind on getting out packages to new residents
      * Katherine needs a little knowledge transfer from Sally and has a bit of catch up
  + Grounds/Lake
    - Kevin will pay for the paddle boat with his own funds and then reimburse from the HOA
    - We will need to validate whether we replace the count of all the tables and chairs
      * To tables were ordered
      * Count of chairs should be verified
      * Old tables will be put up for sale for any residents that desire them
    - Storage space should be considered for the amount of the old chairs we will retain
  + Tennis
    - New Squeegee
      * Pending details from Curtis on specific item and cost
  + Pool
    - Pool deck companies are being reviewed
    - Recommendation to included the kiddy pool in the quote for resurfacing
    - Overflow drain work is still a priority
  + Finances
    - Finances are in a great place
    - We broke $400K for the first time!