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!