



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
December 8th, 2021**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Jimmy Humrich, 2021-2022 President. Board members present were: Jimmy Humrich, President; Wes Jones, Vice President; Micah Seehorn, Treasury; Kevin Maguire, Secretary; Sally Watson and Blake King. Wes Jones and Mitch Robertson were not able to attend. No residents were present to discuss neighborhood issues.

The meeting was opened by Jimmy Humrich at 6:40pm.

Homeowner's Forum

- No residents at this meeting.

President's Report was given prior to the meeting to coordinate December activities:

- Discussed results of Special Use Permit meeting where permit was recommended denial.

Secretary's Report

- The secretary report was given by Kevin Maguire.
- October/November meeting minutes were posted to www.rubyforest.net.

**BUSINESS AGENDA
Dec 8th, 2021**

MEMBERSHIP

- No new members added this month.
- FOB Management transferred to Micah Seehorn.

CLUBHOUSE

- Income for clubhouse rental for November - \$985.
- Replaced ceiling fans and light bulbs in clubhouse.
- Replaced carpet with grey colored high-traffic material.
- Setup Christmas Tree for holiday season.
- Discussed trash representative.
- Talked about how to hand chair/table issues with repacking the closet.

COMMUNICATIONS

- Will award Yard of the Month for December holiday decorations.

COVENANTS

- Discussed outstanding violations.
- Discussed fine collection on sale of a house – backdated dues, etc.

EVENTS

- Breakfast with Santa is planned for Dec 11 at 10am.
 - Setting up crafting tables and volunteers.
 - Will pickup donuts and coffee prior to event.
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- Welcoming Committee updates. Delivering Fall/Winter baskets.

GROUNDS

- Fall planting completed in Nov 2021.
- Will install new dogwood in Dec 2021/Jan 2022.
- Pine Start in Jan 2022.

TENNIS

- Approved new ladder to allow us to replace lights. Waiting for item to be in stock.
- Courts need resurfacing. Will get quotes for late 2021, early 2022.

POOL

- Quoting new pool cover for next year.
- Quoting pool deck repairs.
- Repaired the overflow drain system.
- Need new board member to be pool liaison.
- Discussed remodeling the bathrooms.
- Discussed 2022 Pool Schedule – May 7 proposed opening
 - When to schedule lifeguard – Pool Open (5/14), School End (5/25), July 4, School Start (7/30)

MEMBERSHIP

Membership Status as of 12/6/2021 was reported by Jimmy Humrich as follows:

- Permanent Full = 310
- Permanent Civic = 48
- Total Members = 358
- Total Non-Members = 85

Total Households = 443

One converted one civic to full member in August.

TREASURER

- Treasury update provided by Micah Seehorn.
- The HOA account balances as of 12/6/2021 were reported as follows:

Wells Fargo Primary/Debit	\$ 1,287.53
Wells Fargo Savings (Reserve)	\$ 24,961.28
ACS Quantum Operating Account	\$ 141,756.83
<u>Money Market Account with ACS</u>	<u>\$ 115,967.63</u>
TOTAL ALL ACCOUNTS	\$ 292,363.71

The meeting was adjourned by Jimmy Humrich at 8:00 p.m.

NEXT MEETING: Board meeting: Planned for 1/12/2022 at 6:30pm.