



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
June 8, 2016**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Rosa Brown, President. Board members present were: Rosa Brown, President; Chris Hartwell, Vice President; Ed McEachern, Secretary; Evan Rogers, Treasurer; Kevin Mcguire, Elizabeth Hightower and Eric Wolman. Two (2) homeowners were present for the meeting.

Treasury Report was given by Ed McEachern:

The HOA account balances as of \$169,650.68 were reported as follows:

| | |
|-------------------------------|--------------------------------|
| Wells Fargo Debit | \$ 1,675.78 |
| Wells Fargo Primary | \$ 4,339.12 |
| Wells Fargo Savings | \$ 26,430.64 (Reserve Account) |
| Operating Account with ACS | \$113,423.02 |
| Money Market Account with ACS | <u>\$ 23,782.12</u> |
| TOTAL ALL ACCOUNTS | \$169,650.68 |

The new signatory cards were issued for Pres, VP, and new Treasurer.

Secretary Report was given by Chris Hartwell:

Minutes from the May 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 was given by Chris Hartwell:

- Status of site inspections and violation notices were reviewed.
- Pending Exterior Improvement Applications were reviewed.

Membership Report was given by Rosa Brown:

Membership status as of 06/08/2016 was reported as follows:

| | |
|------------------------|-----------|
| Permanent Full | 283 |
| <u>Permanent Civic</u> | <u>63</u> |
| Total Members: | 344 |
| Total Non-Members: | 97 |

BUSINESS AGENDA

June 8, 2016

CLUBHOUSE

- FAQ and information pertaining to the clubhouse is being rewritten for the website.
- Tile grout was cleaned/replaced.
- Locks repaired.
- New roof on clubhouse

COMMUNICATIONS

- Updates to the Ruby Forest website are ongoing:
 - Updating pdfs (tennis team submittals etc.)
 - Update of photos (Dallas Gillespie will be asked to take professional photos of clubhouse)
 - Archive of monthly minutes. Elizabeth Hightower is responsible for the task.
 - New photos of the front entrance were taken and the new mailbox/lamp posts and entrance sign will be featured on the website.

COVENANTS

- Status of site inspections and violation notices was presented by Chris Hartwell.
- A pending Exterior Improvement Application was discussed by the Board and approved.
- A review of all mailboxes that were in violation but will be repaired during the painting project was discussed.

GROUNDS

- Scheduling of work for conversion of color scheme from green to black (Project cost is estimated \$17,585: \$60 per light pole (x 71 light poles); \$90 per street sign (x 25 street signs); and \$25 per mailbox (x 443 mailboxes) – includes labor and materials. Work was begun after May 15th and is currently in progress.
- Entrance flowers were replaced and the watering bags were removed from the Dogwoods.
- Yard of the Month was approved
- Playground slide was removed and barrier replaced. Repaired exposed wood and exposed bolts. Timer was reset and allows for lighting at the playground overnight.

LAKE

- No action needed.

MEMBERSHIP

POOL

- Gazebos will be painted and an enclosed ceiling to be put in the larger unit.
- Replacement of timer for pool lights
- Ventilation blower in pump room has been purchased and will be replaced.
- The current pool contract will be reviewed in late July.

- Caterers and food costs have been approved for the 4th of July party.
- Pump motor clamps were rusted and required replacement. 180.00 approved.
- French drains were repaired/replaced.

TENNIS

- Lower tennis courts have been resurfaced
- New tables at the upper tennis courts were installed.

TREASURER

- Financial reports were reviewed.

EVENTS

- Back to school party and 4th of July party discussed and planned. Fall events for Halloween and Santa arrival by fire truck planned.

The meeting was adjourned by Rosa Brown at 9:00 p.m.