



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
Aug 8th, 2018**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Jimmy Humrich, President. Board members present were: Jimmy Humrich, President; Chris Hartwell, Vice President; Kevin Maguire, Secretary; Katherine Hanks, Treasurer; Jon Sahaj, Danielle Laughlin and Jamey Roy. Sally Watson (events committee) was also present.

A small number of homeowners were present and had questions about covenants and other issues.

The meeting was opened by Jimmy Humrich and attending residents were invited to ask questions and voice concerns.

Homeowners Forum

- One resident was curious about the level of covenant enforcement for issues like mold on the siding. Issue was closed by ACS, but resident noted that there was not a phone number to contact on the violation warning.
- Another resident noted that she was part of the fall flower pots warning cycle. The covenant committee discussed the history of the issue.
- A resident wanted to talk about the Yield sign at the front entrance. The sign causes some confusion and is somewhat dangerous because the rule isn't completely understood. Board discussed adding Yield sign to a potential 'Community Forum' this fall.
- Resident asked about the availability of a sound system for clubhouse rentals. Board indicated that the HOA system is not available for rental but will provide some contact information on potential rental companies.
- Resident asked about adding a potential dog park section to the common area on top of the retention pond dam. Board will look for a price estimate and discuss feasibility.
- Resident asked about painting the front entrance gazebo and decorating for Christmas. Board will discuss improving the decorations to look more professional. Resident had approached Board member about possibly helping with this endeavor last winter.
- Melissa Seehorn was present to discuss progress on the Welcoming Committee.

President's Report was given by Jimmy Humrich noting the tasks completed by the Board and work-in-progress since the July meeting as follows:

- End of Summer Pool/Pizza party was held on August 4th. About 50-60 residents attended the 3-hour event. Event included a welcome/sign up board to encourage new students to mingle.

Secretary's Report

- The secretary report was given by Kevin Maguire.
- July meeting minutes were distributed and posted to website the 2nd week of July.
- Clubhouse documents updated finally. Correct rental values reflected.
- Wix editor has been fixed. Website updated with events and documents.

BUSINESS AGENDA **Aug 8th, 2018**

WELCOMING COMMITTEE

- Brainstormed about additional possible items for a Welcome Packet.

NEW MEMBERSHIP

- Added approximately 3 new full HOA members from civic/non-Member ranks in July.
- Continue to reach out to additional non-Member houses to promote membership.

CLUBHOUSE

- Income for clubhouse rental for July - \$210.
- Repairman came to look at fixing oven/microwave combo in June. Combo unit is about 20 years old. And too expensive to repair. Resident has offered to donate a replacement unit. Repair to happen in August.
- Rental Documents were updated to reflect fee changes - \$250 for HOA member. \$750 for non HOA member.

COMMUNICATIONS

- New signs purchase for front entrance. Jimmy installed HOA meeting poster for this week.
- Jimmy gained access to Yahoo group mailer. Some issues remain. Discussed moving to Google account. Might help to purge dead email addresses.
- Discussed adding an Instagram account that is link to Facebook page.
- Confirmed open usage of the front billboard up to RFHOA residents to allow residents to post personal and non-profit event notices as long as they do not conflict with RFHOA notifications. No business/service advertisements.
- Jon investigated LED sign for front entrance. Presented prices to Board. Will discuss.
- Katherine posted photos from Back to School party to the Facebook page.

COVENANTS

- Discuss items to focus on for upcoming ACs drive through. Chris reported that ACS has been more consistent with notifications this summer. Resident complaints are reduced.

- Still need to find source for mailbox numbers. Jimmy needs to find contact recommended by past HOA Board members in president's paperwork archive.
- Discussed how to handle voluntary HOA members that pay dues sporadically. How to encourage official membership and/or how to anticipate fees in the future.

EVENTS

- Pool/Pizza Party was a success. Photos posted to Facebook. Plan to follow similar script in 2019.
- Start planning Fall Festival/Chili Cookoff. Board planning for Saturday Oct 20th or 27th.
- Jon coordinating a group of teens to help setup and staff the Fall Festival.
- Need to secure gift cards and prizes for best Chili, best costume, etc.
- Santa scheduled for Dec 15th from 9am to 11am.

GROUNDS

- Hill's trimmed the path to George Pierce Park in July. Need to put path on a set schedule.
- Hill's came in and cleaned up fallen branches after storm at beginning of August.
- Need to coordinate trimming unsightly junipers from neighbor on Buford Highway. Will schedule for the Fall 2018. No estimate yet.
- Need to quote cleaning up hill behind pool. Try to combine with cleaning up retention pond.
- Need to replace a couple of shrubs at pump house planting in the fall. Set budget at or below \$60.
- Would like to purchase two sun shades to attract residents to new playground equipment. Probable cost approximate \$100.

POOL

- Time to renew contract for 2019. Investigate new pool company?
- Sign was created for gate regarding FOB access and who to contact.
- Pool to close in September. Need to set date.

MEMBERSHIP

Membership Status as of 8/8/2018 was reported by Jimmy Humrich as follows:

- Permanent Full = 291
- Permanent Civic = 56
- Total Members = 347
- Total Non-Members = 96

Total Households = 443

Added 3 new full members in July 2018.

TREASURER

- The financial report was given by Jimmy Humrich and Katherine Hanks.
- The HOA account balances as of 8/8/2018 were reported as follows:

Wells Fargo Primary/Debit	\$	1,261.51
Wells Fargo Savings (Reserve)	\$	24,944.83
ACS Quantum Operating Account	\$	121,898.29
Money Market Account with ACS	\$	56,040.39
TOTAL ALL ACCOUNTS	\$	204,145.02

The meeting was adjourned by Jimmy Humrich at 8:30 p.m.

NEXT MEETING: Board meeting: Wednesday, Sept 12th, 2018 at 6:30pm