



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
July 12, 2017**

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; Denise Walker, Secretary; Eric Wolman, Treasurer; Kevin Maguire, Katherine Hanks, Jamey Roy and Events Committee Chair, Sally Watson

President's Report was given by Rosa Brown noting the tasks completed by the Board and work-in-progress since the May meeting as follows:

1. Net rental income from the Clubhouse for the month of June was \$245
2. Received roof inspection/completion from the City of Suwanee. Authorized payment to roofing contractor for \$6,791
3. Brick wall repair made to the pool pump room - \$4,100
4. Repaired security camera for the pool area - \$150
5. Replaced 2 nets on the upper tennis courts - \$350
6. Replaced 4 contactors at the upper tennis courts with 6 hours of labor for \$870
7. July 4th party – food, cooks, games, prizes and jumpy expenses were \$1,042

BUSINESS AGENDA
July 12, 2017

CLUBHOUSE

- Reviewed and discussed bids for painting the interior walls and ceiling that were damaged by water from the roof leak. A vote was taken and the board unanimously approved a bid for \$2,050. This also included pressure washing the exterior.

COMMUNICATIONS & GENERAL DISCUSSION

- Kevin Maguire has done an outstanding job on developing our new web site. Kevin's gift of time and talent are greatly appreciated by the community!! In addition to creating a web site with a fresh, new look, he also decreased our annual costs for hosting and maintaining the site and providing email services.

COVENANTS

- Status of site inspections and violation notices presented by Chris Hartwell
- Review of pending exterior improvement applications discussed.

EVENTS

- We discussed the possibility of having a Movie Night at the pool. Rosa Brown talked with our insurance company and they had no problem with our hosting this type of event. The team will investigate costs associated with the necessary equipment.
- We discussed the following ideas to promote community engagement:
 - Hiking club
 - Fishing club
 - Soccer/softball team
 - Wood workers club
 - Game, trivia or poker night

GROUNDS

Kevin Maguire, chairperson reported on the following:

- Kevin reviewed the 2 bids he had obtained and agreed to request another before the board makes a selection.
- Kevin also presented the quotes he obtained for the fencing around the pool pump room wall. We also discussed possible shrubbery choices to enhance the appearance of the area.

LAKE

- The lake area is overgrown. Rosa agreed to contact Hill's Landscape and Walter's Landscape for a quote.

MEMBERSHIP

Membership Status as of 7/12/2017 was reported by Rosa Brown as follows:

- Permanent Full = 287
- Permanent Civic = 60
- Total Members = 347
- Total Non-Members = 97

POOL

- The pool is open.
- We are still obtaining quotes to have the baby pool resurfaced and tiled.

TENNIS

- Upper tennis courts were repaired and resurfaced.

TREASURER

- The financial report was given by Rosa Brown and Eric Wolman.
- The HOA account balances as of 7/1/2017 were reported as follows:

Wells Fargo Primary/Debit	\$ 797.24
Wells Fargo Primary	\$ Combined with Debit
Wells Fargo Savings	\$ 24,936.77 (Reserve Account)
Operating Account with ACS	\$ 97,068.40
Money Market Account with ACS	\$ <u>46,556.95</u>
TOTAL ALL ACCOUNTS	\$ 169,359.36

SECRETARY

- The secretary’s report was given by Denise Walker
- Minutes from the June 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.

The meeting was adjourned by Rosa Brown at 8:44 p.m.

NEXT MEETING: Board meeting: Wednesday, August 9, 2017 at 6:30pm