



**Minutes of the  
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association  
Sept 12th, 2018**

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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 Sahai, Jamey Roy. Sally Watson (events committee) was also present. Danielle Laughlin was absent.

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

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

**Homeowners Forum**

- Approximately 40 residents in attendance for the Suwanee PACT/Community Forum Meeting

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

- Jimmy introduced Suwanee Community Leaders for the PACT Meeting. Notes presented below.

**Secretary's Report**

- No report due to PACT Meeting

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**BUSINESS AGENDA**  
**Sept 12th, 2018**

**PACT MEETING**

**Local Community Government Leaders in Attendance:**

- **Cass Mooney – Captain, Suwanee Police**
- **Linnea Miller – Suwanee City Council Member**
- **Beth Hilscher – Suwanee City Council Member**

Jimmy Humrich, Ruby Forest HOA President introduced the panel. Discussion started by Captain Mooney.

### **Captain Cass Mooney – Suwanee Police**

- Reminded residents about the Suwanee Citizens Police Academy
  - 8 weeks starting now until Thanksgiving
  - Creates an understanding of how the department operates
- Reviewed the website CrimeReports.com
  - Provides timely reporting of crime activity in the Suwanee area
  - Crime Reports pulls data directly from Suwanee Police's database
- Talked about contact information. One of the good ways: [police@rubyforest.net](mailto:police@rubyforest.net)
- Referenced the Police department budget – go to Suwanee.com to review open budget
- Highlighted an award for Chief Mike Jones of Suwanee Police. Chief Jones won the award for top Chief in Georgia in 2017.
- Fielded some Ruby Forest Community Questions:
  - Resident asked about the Fire Station Crosswalk – Captain Mooney explained the dynamic again but suggested that the “Hawk” light will go away during the Buford Highway update
  - Encouraged residents to sign up for Suwanee Police House Checks. Suwanee Police will monitor your house while you are on vacation. Can setup a schedule for a long duration trip too.
  - Resident brought up concerns about cars speeding through the neighborhood. Speed trailer will be brought in during the fall. Officer was on site last week but not issue any tickets.

### **Linnea Miller and Beth Hilscher - Suwanee City Council Members**

- Beth Hilscher is a Former Ruby Forest resident (17 years) and longtime council member. Recently moved to a new neighborhood in the area to provide space for an elder.
- Linnea Miller - 20-year resident of Ruby Forest and longtime council member.
- Linnea began by introducing the goals for development the City of Suwanee and the 2040 Planning Vision Statement
  - Created vision through strong community input
  - Link - <http://www.suwanee.com/explore-suwanee/suwanee-s-vision-2>
- Talked about Suwanee's open Budget
  - Transparency is a key to Suwanee success
  - Link - <http://budget.suwanee.com/#!/year/default>
  - Base numbers: \$14.35 Million Revenue/Expenditure
  - City of Suwanee has a AAA Bond Rating
  - City has Milledge Rate at same rate for 9 years
  - Annual Report available at Suwanee.com
- Local Economic Development
  - Discussed the closure of businesses at Town Center (due to rent issues). Five Guys. Suwanee Park Tavern. Property owners raised rates and it hurt businesses. Ownership has changed hands. SPT location is becoming a Mexican-Food theme.
  - Discussed the Dillard BBQ place. Challenging property to develop due to size, location and infrastructure. No current plans for development.
  - New Solis development near Town Center has some partial ownership by a City development group. Can be more selective with businesses. Residences are leasing to mainly empty nesters and millennials.
  - Developer adding parking deck behind the new Solis property. Used by residents of Solis but also adds more parking for Town Center area.
  - Heartis Senior Living Center under construction. Heartis is cross promoting heavily with Suwanee Town Center. They are targeting Suwanee as a community they want to help share and build.

- Solis adding an additional green-space element to development that will tie in with Suwanee Town Center and the Suwanee Greenway.
- Monkey's Wrench Brewery at Satellite and Martin's Farm. Work starting in 2018.
- Fire Station will be moving starting in 2019. Space will be redeveloped as a small brewery. New Fire Station location to be closer to PIB.
- Suwanee Green Spaces and Sustainability
  - Talked about The Orchard opening and the future of that garden.
  - Discussed Harvest Farm – White Street Farm
  - 9 miles of greenway, 800 acres of greenspace.
  - Harvest Park Community development on Buford Highway will tie into the Harvest Farm park/garden/orchard. Homes will have a smaller, traditional cottage look.
  - Showed latest plans for Town Center West. Talked about linking it into current infrastructure. New avenue from Town Center. Details discussed:
    - Flyover bridge
    - Green lawn
    - Plaza for 'Food Truck' style dining
    - Small amphitheater area
    - Will include a 'signature' art piece – think Chicago Bean
  - Town Center West is Fully Funded but design is not final. Project will take about 18-24 months start to finish once ground is broken.
- Buford Highway Plan – Roundabout at Russell Street, signaling entrance to Town Center area
  - Will ultimately improve traffic throughput in area.
  - Development provides more pedestrian and cycling access.
  - Part of long term goal to make Suwanee a walkable, easy access city.
  - Current fire station crosswalk light will be replaced with a full light with dual crosswalks and slightly rerouted.
  - Question about connection from Ruby Forest to new road development.
- Discussed other improvements in the City
  - Questions about SMART CITY Technology and connections. Future of Fiber, etc.
  - New developments near Suwanee Gateway area
  - Closure of Sawmill Road
  - Future I-85 interchange Improvements
  - Proposed project in 2022 for McGinnis Rd access ramps
- Schools – Residents asked about rezoning of Gwinnet County schools due to population growth. County drives rezoning but there are no plans for a rezoning due to the addition of Harvest Park and Solis. Still questions about future HS zoning: Lanier vs North Gwinnett
- Suwanee Fest this Weekend
  - Residents were reminded of the big event and given some general times
  - Residents were warned about road closures for the parade event
  - Linnea made a request for additional Suwanee Fest Volunteers. T-shirt offered.
  - New Suwanee tote bags were given to residents.

PACT Meeting closed. Residents were encouraged to view maps and other materials presented at meeting.

## NEW MEMBERSHIP

- Added approximately 1 new full HOA members from civic/non-Member ranks in August.

## CLUBHOUSE

- Income for clubhouse rental for August - \$845
- Replacement oven on order.

## COMMUNICATIONS

- Began expanding Nextdoor usage. 25 additional postcard invites sent by one board member.

## COVENANTS

- No covenant issued were discussed due to PACT meeting.
- Need to source new mailbox numbers.

## EVENTS

- Scheduled Fall Festival/Chili Cookoff. Board planning for Saturday Oct 20<sup>th</sup>. Jon coordinating a group of teens to help setup and staff the Fall Festival.
- Santa scheduled for Dec 15<sup>th</sup> from 9am to 11am.

## GROUNDS

- Summer annuals will be removed in October. Winter annuals planted as weather permits.
- Meeting with Hill's to coordinate trimming unsightly junipers from neighbor on Buford Highway.
- Need to quote cleaning up hill behind pool. Try to combine with cleaning up retention pond.
- Will meet with Hill's to set new schedule for lower tennis court maintenance.

## POOL

- Met with current pool company to gather 2019 season proposal.
- Met with Blue Whale Pool Management for alternate 2019 option. Awaiting final proposal.

## MEMBERSHIP

Membership Status as of 9/12/2018 was reported by Jimmy Humrich as follows:

- Permanent Full = 292
- Permanent Civic = 56
- Total Members = 348
- Total Non-Members = 95

**Total Households = 443**

## TREASURER

- The financial report was given by Jimmy Humrich and Katherine Hanks.
- The HOA account balances as of 9/12/2018 were reported as follows:

Wells Fargo Primary/Debit	\$	1,061.51
Wells Fargo Savings (Reserve)	\$	24,945.47
ACS Quantum Operating Account	\$	115,466.32
Money Market Account with ACS	\$	56,047.53
<b>TOTAL ALL ACCOUNTS</b>	<b>\$</b>	<b>197,520.83</b>

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The meeting was adjourned by Jimmy Humrich at approximate 9 p.m.

**NEXT MEETING: Board meeting: Wednesday, Oct 10th, 2018 at 6:30pm**