



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
June 12th, 2019**

The meeting of the Board of Directors was called to order at 6:35 p.m. by Jimmy Humrich, President. Board members present were: Jimmy Humrich, President; Chris Hartwell, Vice President; Micah Seehorn, Treasurer; Kevin Maguire, Secretary; Jon Sahai, Katherine Hanks, and Sally Watson.

A few homeowners were present at this meeting to present issues.

The meeting was opened by Jimmy Humrich at 6:35pm.

Homeowner Forum

- Resident expressed concerns about non-residents using the pool. There has been a spike in guests using the pool without a resident present. Discussion had about how-to better police pool use – lifeguard training, routine residence checks, etc.
- Resident requested better cleaning schedule for pool. Board will contact new pool cleaning service to make sure they address the issues.
- Discussion about ACS violation schedule. Specifically, residents concerned about yard and weed issues. Question about furniture and other decorations allowed in a front yard.

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

- Opened discuss on the glass-in-pool incident. Still assessing total damages from draining, cleaning, and re-fill. Resident responsible has paid \$500 fine and agreed to suspension terms.
- Replaced Key-Fob readers at Lower Tennis Court and backside of upper Tennis Court.
- Replaced aged clubhouse HVAC system with four new Trane systems.
- Painting for clubhouse scheduled for June.

Secretary's Report

- The secretary report was given by Kevin Maguire.
- May meeting minutes were distributed and approved. Posted to the website.

BUSINESS AGENDA
June 12th, 2019

NEW MEMBERSHIP

- One new full member joined in May bringing full covenant members to 299 against 90 nonmembers.

CLUBHOUSE

- Income for clubhouse rental for May - \$455.
- Replaced the 20-year old HVAC units for \$18,500. Price included four new hi-efficiency Trane systems with Wi-Fi enabled thermostats.
- Painter chosen for clubhouse interior and exterior painting and repairs. Freeland will paint the clubhouse for the week of June 24th. Contract price \$2400.
- Weekly mommy/toddler exercise class has booked clubhouse for Wednesdays this summer.

COMMUNICATIONS

- All digital correspondence is being mirrored on NextDoor, Facebook, and Twitter.
- Board will send communication to request removal of canoe from lower tennis courts.

COVENANTS

- June letters mailed. Approximately about 39 letters have been sent. Mainly citing violations for lawn, trash cans, and other front yard debris.
- Need to address 595 Ruby Forest Parkway rental property. Homeowner has agreed to pay fine and address maintenance issues.

EVENTS

- End of school year ice cream social held on May 22nd.
 - Ice Cream Sundae bar was served by student volunteers.
 - Music added for this year's event.
 - Because of hot weather, we had record student attendance.
 - Need to schedule 2nd lifeguard for next year's event.
- Welcoming committee added additional towels for goodie bags. One new resident getting a bag this month. Anticipating a spike in need toward mid-summer.
- Looking at purchasing inflatable screen for an outdoor movie night.
- July 4th Party Planning. Party will run from 11am to 3pm. Food runs 12pm to 2pm.
 - Parade will be scheduled again for this year. Parade starts at 10:30. Staging area is Treemont Trace. Parade will follow Treemont Lane to Clubhouse.
 - Bringing back flag ceremony for 11am. Contacting Deputy Chief Mooney.
 - Upped the planning budget to add more burgers and watermelon.
 - Using leftover pool opening prizes. Adding additional prizes.
 - Need to coordinate food servers and DJ for music. Contacting group from last year.
 - Scheduling a bouncy house/water slide and confirming extra lifeguard with pool company.

GROUNDS

- June Yard of the Month rewarded to 175 Ruby Forest Parkway – Royce Family.
- Summer annuals thriving. Some minor replacement issues. Purchased new hose for watering.
- Added extra Day Lilies to front entry sign.

- Contacted Sod company for remnants sale. They said they no longer do that. Need a source for shade tolerant sod.
- Need to contact retention pond company for fee schedule.
- Addressing mowing schedule for lower tennis courts with landscape company.
- Residents have requested we address yard signs at entrance.

TENNIS

- Replaced Key-Fob readers at Lower Tennis Court and backside of upper Tennis Court. Cost \$1500.
- Need to find owner of canoe against tennis court fence at lower courts.

POOL

- Glass-in-pool incident closed pool for 5 days in May. Still assessing total damages from draining, cleaning, and re-fill. Resident responsible has paid \$500 fine and agreed to suspension terms.
- New chairs and tables have been ordered to begin process of replacing existing stained furniture. 30 lounge chairs, 2 round tables, 8 chairs, 2 umbrellas. June delivery scheduled.
- Coke Machine replaced with newer unit for \$2000. Unit proceeds will be rolled back into HOA account to cover cost of unit. Approximate two-year payoff.
- Gazebo mud was pressure cleaned in May. Continued to address the issue of stormwater run-off.
- Discussed adding a timer for the mushroom fountain. Could cause unintended wear on pump.

MEMBERSHIP

Membership Status as of 6/11/19 was reported by Jimmy Humrich as follows:

- Permanent Full = 299
- Permanent Civic = 54
- Total Members = 353
- Total Non-Members = 90

Total Households = 443

No new members this month.

TREASURER

- The financial report was given by Jimmy Humrich.
- The HOA account balances as of 5/1/2019 were reported as follows:

Wells Fargo Primary/Debit	\$	489.74
Wells Fargo Savings (Reserve)	\$	24,951.01
ACS Quantum Operating Account	\$	152,805.72
Money Market Account with ACS	\$	74,870.76
TOTAL ALL ACCOUNTS	\$	253,117.23

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

NEXT MEETING: Board meeting: Wednesday, July 10th, 2019 at 6:30pm