



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
March 11th, 2020**

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; Micah Seehorn, Treasurer; Kevin Maguire, Secretary; Katherine Hanks, Jon Sahai, and Sally Watson. Chris Hartwell, Vice President was unable to attend.

The meeting was opened by Jimmy Humrich at 6:30pm.

President's Report was given prior to the meeting to coordinate March/April activities:

- There will be some expected turnover on the HOA board this year. Some residents have expressed interest in running for the board for 2020-21. Current names include Dean McDermond, Joe Hinton, and Wes Jones.

Secretary's Report

- The secretary report was given by Kevin Maguire.
- February meeting minutes were posted and communicated via email.

PACT FORUM
March 11th, 2020

PACT Forum

- Deputy Chief Mooney gave a neighborhood crime report.
 - Recapped his 20+ years of service. Thank you, Deputy Chief Mooney!
 - Gave information on a couple of attempts to enter property unauthorized.
 - There was a case of breaking into an automobile and some identity theft that stemmed from that.
 - The police have been in the neighborhood twice for resident deaths.
- Residents asked about crime trends. Dept. Chief Mooney noted that crime has been trending lower this year and the police department is currently fully staffed.
- Resident asked about solicitation policies in the neighborhood.
- Police have been running a low-blue zone initiative to add extra patrols. Has resulted in a 25% drop in crime. In summary, an officer rolls the neighborhood twice a day to deter theft, especially front porch package delivery issues.
- Coronavirus was discussed. Police department is coordinating with other government entities to prepare for an increase in cases.

- Officer Mooney discussed meeting with residents to coordinate private security cameras. Police has a registration process so they can request footage if needed. Addressed privacy concerns.
- Police department runs a Citizens Police Academy if anyone is interesting in attending.
- Linnea Miller gave a report from the Suwanee City Council
 - Councilwoman Miller noted that she has served since 2014 and is a resident of Ruby Forest.
 - Councilwoman Heather Hall was also in attendance. She is relatively new resident of Suwanee and a new city council member as of 2019. She lives in Bushy Creek. She gave a recap of why she moved her from Idaho. Community, Schools, Healthcare.
 - Discussed continuing education for City Council and how that is applied to improving the community.
 - Took a moment of silence to honor the residents we recently lost in the community.
 - Linnea presented the Anchor Points that define the Suwanee City Council's vision for the community.
 - Discussed the Suwanee Youth Leadership program and how it will be paused due to the director battling illness.
 - Talked about City Outreach Program to take citizen input for the future of the community. Lead to the 2040 Comprehensive Plan.
 - Presented 2040 Vision Statement.
 - Councilwoman Miller and Councilwoman Hall presented a map of the city development plan and described how each zone is designated. The council members offered to give more details after the meeting.
 - Discussed the different housing types and housing levels in the community, and the goal to make options available for everyone.
 - Talked about trying to bring an office campus to Suwanee Gateway to bring in more white-collar jobs for our community. This is an effort to reduce automobile traffic.
 - Compared 2030 and 2040 plans. Talked about the refinement of a couple of the features of the plan over time.
 - Presented update on Suwanee Town Center on Main Park. The first step is Station Park. Is being redesigned to keep playground feature.
- Residents asked questions about development. We talked about the Dillard and Shell properties. Shell property sold and will be renovated. Proposed replacement property is another gas station. They are grandfathering in from previous zoning.
- Discussed attempts to make the community more walkable.
- Talked about development challenges in relation to Fire Station, transportation, apartments vs homes, etc.
- Presented some ideas about home ownership costs and the challenges to bring in new residents who want to own.
- Residents expressed concerns about growth and how growth effects school. Some residents were upset by the growth of the community versus what was presented in an older vision.
- Discussed development near Kroger and how that will link to the other roads in the community.
- Presented new businesses coming to community: Living Well Market at Solis, Monkey Wrench Brewery, GC BBQ and Bottles and Bones restaurants at Solis.
- Event reminders: Glow in the Park coming up and Farmer's Market. Food Truck Friday in May. Beer Fest.
- Trash issue behind Kroger was noted. Council will get with business to address.
- Offline – It was noted that the EV charger at Town Center is broken. Needs to be repaired.

BUSINESS AGENDA
March 11th, 2020

NEW MEMBERSHIP

- No new full members joined in February 2020.

CLUBHOUSE

- Income for clubhouse rental for February - \$1002.

COMMUNICATIONS

- All digital correspondence is being mirrored on NextDoor, Facebook, and Twitter.
- We are going to create a Google Group to replace the Yahoo Group due to removal of moderator role. Residents will be notified in April.

COVENANTS

- No covenant business was discussed.

EVENTS

- Easter Egg Hunt set for April 4th at 9:30am. Coordinated supply ordering with Sally and Jon.
- Other upcoming events: May 9th as Pool Opening Party, May 20th is Last Day of School Ice Cream Party, August 1st is date for back to school Pizza Party since August 5th is first day of school.

GROUNDS

- Yard of Month starting back in May 2020.
- Terminix added Main Shed, Gazebos, and Tennis Shed to termite contract.
- Additional drains were added to run-off areas around pool. Grating near clubhouse was slated to be replaced in late March.
- Need to meet with landscapers to address runoff below tennis courts.

TENNIS

- Tennis Shed is now under termite control, including gazebo.

POOL

- Pool Gazebos were painted and are now under termite treatment and inspection.
- Contracting landscaping company to pull water away from drains to a distribution field below clubhouse.
- Gather quotes for pool deck pressure wash in April.
- Pool opening has begun with removal of pool cover and setting out of furniture. Should be completed by mid-April with official opening in May.

MEMBERSHIP

Membership Status as of 03/11/20 was reported by Jimmy Humrich as follows:

- Permanent Full = 302
- Permanent Civic = 53
- Total Members = 355
- Total Non-Members = 88

Total Households = 443

No new members this month.

TREASURER

- The financial report was given by Jimmy Humrich.
- The HOA account balances as of 03/11/2020 were reported as follows:

Wells Fargo Primary/Debit	\$	1,042.25
Wells Fargo Savings (Reserve)	\$	24,956.03
ACS Quantum Operating Account	\$	89,427.92
<u>Money Market Account with ACS</u>	<u>\$</u>	<u>78,060.75</u>
TOTAL ALL ACCOUNTS	\$	193,487.55

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

NEXT MEETING: Board meeting: Wednesday, April 8th, 2020 at 6:30pm