



Ruby Forest HOA Board Minutes May 13, 2026

Members Present: Kevin MacGuire, Sally Watson, Rachel Potash, Joseph Hinton, Parker Grandits, Jamey Watson, Brittany Grant

- New HOA Board
 - Going over duties to new members
 - New Board:
 - President: Kevin MacGuire - Grounds, Comms, Dues Collections
 - Vice President: Rachel Potash - ACC Head, Pool Backup
 - Treasurer: Joseph Hinton - ACC, Clubhouse
 - Secretary: Brittany Grant - Events
 - At large: Sally Watson - ACC, Events
 - At large: Parker Grandits - ACC, Membership, Welcome Committee
 - At large: Jamey Watson - ACC, Legal Liason, Tennis Liason
- Pool Party
 - Low turnout due to weather
 - Food got cold - sterno next time, or a heating mat
 - Everyone liked food flavor, just need to keep it warmer next time
 - Someone was frustrated that the pool area was "dirty" later in the day (7pm-ish). Probably the result of some families not cleaning up after themselves.
- Pool
 - Resurfacing has a couple issues which need fixing - will pay resurfacing company once they fix all the issues

- Need a lost and found bucket
 - Painted the kid pool mushroom
 - New pool cover at the end of the season
- Tennis
 - \$750 x2 to fix the locks
 - Added new pickleball net
 - Bent some wheels and poles back on some of the older nets
 - Top court resurfacing happening the first week of June
 - New windscreen \$4k
- Clubhouse plumbing
 - Backflow plumbing needs replacement to bring up to code
 - Ugly green box will cover above-ground pipes. Don't have much choice. Might plant flowers to hide the ugly box.
- Speed Hump Proposal
 - Need to figure out how to get more votes
 - Ice Cream Social - going to bring petition up
- ACS
 - Need to ask them to upload dues to the portal earlier than May 1 next year
 - Is there a way to do digital voting?
- Membership
 - One new member on Magnolia Leaf Lane
 - One key fob replacement - free because his was falling apart
 - Roughly 50 people haven't paid dues - key fobs disabled
 - Some people who haven't paid dues have scheduled clubhouse parties - going to cancel their parties if they don't pay HOA dues
- Clubhouse
 - April revenue \$1040

- Replaced old round table
- Have 11 rounds, 3 longs, going to buy another small long table
- Pressure washed front of clubhouse for free
- Welcome Committee Baskets
 - Going to retroactively catch up from January 1
- Landscaping Requests
 - HOA not responsible for vetting contractors
 - Need to add some sort of disclaimer for the event that landscaping affects neighbors - ask lawyer to give us a disclaimer to include in our approvals
- ACC
 - Need more consistency in how we respond to requests - standardized checklist for what people need to provide in their requests
 - Perhaps standardize things like fence materials, etc.
 - Rachel to bring a new form to June meeting
- Events
 - Graduation banner - yay Sally!
 - Ice Cream Social
 - 20th from 4:30 - 6:30
 - Not a lot of volunteers needed
 - Rachel to come up and get votes
 - Kevin to help with sound system and a few others to help with canopy
 - July 4th
 - Rachel, Kevin, Joe, Jamey to help
 - City BBQ food
 - Bike parade
 - Parker or Brittany to lead the bike parade
 - No fireworks officially scheduled

- Back to School Pizza Party
 - August 1st
 - Marco's Pizza for catering
- Grounds
 - 2 new lights for playground on back order
 - Dogwoods
 - Need to replace some dead ones in the center island
 - Will ask Roger Grant for advise
 - Kevin to fix the busted swing set
 - Not going to pressure wash the tennis wind screens - going to replace them
 - Hill behind the pool - still need to beautify it, going to get quotes
 - Playground - still need shade, but going to put it off a bit