



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
Dec 14, 2023**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Kevin Maguire, 2022-2023 President. Board members present were: Blake King, Vice President; Jamey Waters, Treasurer, Micah Sehorn, Secretary; Sally Watson, Sabrina Guler and Joseph Hinton. No residents were present to discuss neighborhood issues.

The meeting was opened by Kevin Maguire at 6:30pm.

Homeowner's Forum

- No homeowners were present to initiate questions at the homeowner's forum.

President's Report was given prior to the meeting to coordinate May activities:

- Holiday Lights Installed
- Covenant amendments
- 595 RFP Status
- No January Meeting – Thank you dinner

Secretary's Report

- The secretary report was given by Micah Sehorn.
- Nov meeting minutes were posted to www.rubyforest.net.

BUSINESS AGENDA
Dec 14, 2023

MEMBERSHIP

- No new members added this month.
- Need to address rental paperwork. Talk to Jimmy.

CLUBHOUSE

- Clubhouse rental revenue for NOV - **\$1765**
- Got bids for gutters and roof repair.
- Getting Bathroom remodel quote.
- Carpet Issues unresolved.

- Interior wall repair completed - Kevin

COMMUNICATIONS

- No changes

COVENANTS

- Review and approve the Paint Consultant
- Investigate Chicken Amendment

EVENTS

- Santa event on Dec 10 was successful.
- Put Easter on the Clubhouse calendar.
- Welcome Committee Purchases

GROUNDS

- Kevin working on chemical contract.
- Talk to Christmas light company about shorting lights and missing wreath.

TENNIS

- No New Business.

POOL

- Schedule repairs for offseason after party season at clubhouse.
- List of Repairs Needed: New Cover, Gazebo Light, Overflow Drain, Signage, Handrail

MEMBERSHIP

Membership Status as of 12/12/23 was reported by Kevin Maguire as follows:

- Permanent Full = 311
- Permanent Civic = 48
- Total Members = 359
- Total Non-Members = 84

Total Households = 443

No changes this month.

TREASURER

- Treasury update provided by Jamey Waters.
- The HOA account balances as of 12-12-2023 were reported as follows:

Wells Fargo Primary / Debit \$ 2,943.55

Wells Fargo Savings (Reserve)	\$ 24,963.35
ACS Quantum Operating Account	\$ 160,167.16
<u>Quantum Money Market with ACS</u>	<u>\$ 141,294.82</u>
Total All Accounts	\$ 329,368.88

The meeting was adjourned by Kevin Maguire at 8:15 p.m.

NEXT MEETING: Board meeting: Planned for 2/8/2023 at 6:30pm.