



**Minutes of the  
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association  
Feb 8, 2023**

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The meeting of the Board of Directors was called to order at 6:40 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.

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The meeting was opened by Kevin Maguire at 6:40pm.

**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 removed – investigate new vendor for 2023
- Clubhouse phone/internet – ATT called to schedule install
- 595 RFP Closed in January. Fines collected.
- HOA Board 2023-2024 Elections – call for candidates.
- Clubhouse repair schedule – restrooms, roof, gutters, paint, flooring.
- Budget review for 2023-2024
- Lake Stuff – Should we acquire Paddleboat for cleaning overflow drain.
- Closed WF Savings Account for simplicity, rolled balance to Checking

**Secretary's Report**

- The secretary report was given by Micah Sehorn.
- Dec meeting minutes were posted to [www.rubyforest.net](http://www.rubyforest.net).

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**BUSINESS AGENDA**  
**Feb 8, 2023**

**MEMBERSHIP**

- No new members added this month.
- 202 Azalea Chase inquiring about membership.
- Need to address rental paperwork.

**CLUBHOUSE**

- Clubhouse rental revenue for DEC - **\$1540**
- Clubhouse rental revenue for JAN - **\$880**
- Toilet and Fridge Repair complete.
- Bid gutters and roof repair.
- Bathroom remodel status
- Carpet and soundproofing status.

## COMMUNICATIONS

- Add paint consultation info to Web with PDF
- Does RF Residents FB need better moderation?

## COVENANTS

- Paint Consultant work approval.
- Addressing Yellow Truck/Big Shed near pool.
- Homemade fence on RFB highlighted to ACS.
- Improve turnaround time – ACC Members

## EVENTS

- Start looking at Easter. (April 9th)
- Welcome Committee Update

## GROUNDS

- Need replacement dogwood for 2nd island
- Chem contract coordination with King Green. Take over from Hills Landscape to deal direct.
- Contact Gwinnett Tech regarding possible project at park entrance. Add Little Free Library?
- Lake maintenance for back of dam. Estimate at ~\$12,000 to remove trees.

## TENNIS

- Investigate adding fees to paid events to offset the cost of resurfacing.
- Add resurfacing cost to budget to save (5-7 year cycle)

## POOL

- Review New Contract with AMS. Inflation/Wages make it more expensive. Cut LG hours?
- List of Repairs Needed: New Cover, Gazebo Light, Overflow Drain, Signage, Handrail

## MEMBERSHIP

Membership Status as of 2/6/23 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 2-6-2023 were reported as follows:

<b>Wells Fargo Primary / Debit</b>	<b>\$ 3,180.68</b>
<b>Wells Fargo Savings (Reserve)</b>	<b>\$ 24,966.13</b>
<b>ACS Quantum Operating Account</b>	<b>\$ 149,260.20</b>
<b>Quantum Money Market with ACS</b>	<b>\$ 143,412.19</b>
<b>Total All Accounts</b>	<b>\$ 320,819.20</b>

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The meeting was adjourned by Kevin Maguire at 8:30 p.m.

**NEXT MEETING: Board meeting: Planned for 3/8/2023 at 6:30pm.**