



**Minutes of the  
Meeting of the Board of Directors of the Ruby Forest Homeowners Association  
March 13, 2024**

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The meeting of the Board of Directors was called to order at 6:30 p.m. by Kevin Maguire, 2023-2024 President. Board members present were: ; Cindy Powell, Secretary; Micah Seahorn, Treasurer; Sally Watson and Joseph Hinton.

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

**Homeowner's Forum**

- No homeowner's present for the meeting

**President's Report - Kevin Maguire :**

- Items completed by the Board and work in progress since last meeting:
- HOA Board Members 2024-2025 - 5 current members will stay, 1 opening available
- Pool Cover removed, minor repairs made
- Pool pump gazebo may need replacement
- Little Library childrens books are needed due to turnover
- Pool Repairs - Shower off til warmer weather, security camera installed around pool area
- Mushroom pump issue possible, may be electrical
- 12 lounge chairs will be replaced in pool area
- 10 tables in pool area may be replaced, quote needed
- Chicken reported (again) at 90 Ruby Forest Pkwy

**Secretary's Report**

- February minutes have been posted

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**BUSINESS AGENDA**

**March 13, 2023**

**MEMBERSHIP - Kevin Maguire / Micah Seehorn:**

- No new requests for membership.

**CLUBHOUSE - Blake King/Micah Seehorn**

- Clubhouse rental revenue for February \$680
- Fiber line repair - need to install conduit
- Repaired Cracking on one drywall joint
- Painted exterior of Clubhouse \$8200
- April cleaning schedule updated
- Replace hinges on Clubhouse doors due to rust considered
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**COMMUNICATIONS - Kevin Maguire**

- Need to update engagement discussed

**COVENANTS - Blake King**

- Restart effort to Update Rental Restrictions is a priority
- Referral for HOA Attorney needed

### **EVENTS - Sally Watson**

- Easter egg hunt is March 23
- No update for Welcome Committee, all caught up
- Pool opening May 11, End of School ice cream social May 22

### **GROUNDS / Lake - Kevin Maguire**

- Investigate new vendor for weed removal due to performance issue with current vendor
- Will address lawn/sod in Spring '24
- Winter annuals need to be weeded
- Waiting on quote for tennis court erosion solution - rocks and shrubs
- Need to buy paddle boat
- Set meeting to address sod loss Spring 2024

### **TENNIS**

- Pickle ball season?
- Squeegee replacement requested by tennis team

### **POOL - Kevin Maguire**

- Shower repair completed
- Shower will be fixed prior to pool opening this season
- Need to repair drain gate
- Meeting with AMS on May 5 for orientation
- Start planning concrete resurfacing project for Fall 2024 or Spring 2025 to refresh pool area

### **MEMBERSHIP**

Membership Status as of 3/13/24 was reported by Kevin Maguire as follows:

- Permanent Full = 313
- Permanent Civic = 47
- Total Members = 360
- Total Non-Members = 83

**Total Households = 443**

02.08.2023 HOA Board of Directors Meeting Minutes

No changes this month.

## **TREASURER**

- Treasury update provided by Jamey Waters.
- The HOA account balances as of March 11,2024 were reported as follows:  
Wells Fargo Primary / Debit \$ 24,580.16  
FCB - OPR - 2550 \$ 139,037.04  
FCB - MM - 2562 \$ 145,679.90  
Total All Accounts \$ 309,397.10

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The meeting was adjourned by Kevin Maguire at 8:00 p.m.

**NEXT MEETING: Board meeting: Planned for April 10, 2024 at 6:30pm.**

02.08.2023 HOA Board of Directors Meeting Minutes