



**Minutes of the  
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association  
Nov 14th, 2018**

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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; Chris Hartwell, Vice President; Kevin Maguire, Secretary; Katherine Hanks, Treasurer; Jamey Roy, and Jon Sahai. Sally Watson (events committee) was also present. Danielle Laughlin was not present.

No homeowners were present at this meeting to present issues.

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The meeting was opened by Jimmy Humrich and attending residents were invited to ask questions and voice concerns. No one was present however, so this was a ludicrous effort.

**Homeowners Forum**

- No forum this month.

**President's Report** was given by Jimmy Humrich noting the tasks completed by the Board and work-in-progress since the July meeting as follows:

- Added two new members. 1 Full, 1 Civic.
- Two new pool companies being reviewed for next season. Waiting on bids.

**Secretary's Report**

- The secretary report was given by Kevin Maguire.
- October meeting minutes were distributed and posted to website.

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**BUSINESS AGENDA**  
**Nov 14th, 2018**

**NEW MEMBERSHIP**

- Two new HOA members added to the ranks in October.

**CLUBHOUSE**

- Income for clubhouse rental for October - \$590.
- Schedule Christmas decorations for Saturday Dec 1<sup>st</sup>. Approximately 10am. Volunteers welcome.
- Replacement microwave and oven combo unit working well.

- Need to price clubhouse painting.
- Ice machine appears to be broken. May need to run a cleaning cycle.

## COMMUNICATIONS

- Expanding Next Door usage. All residents have now been contacted to join NextDoor via postcard/email.
- New signs at front entrance are being utilized.

## COVENANTS

- Printed some parking violation warning stickers to apply to resident vehicles parked in violation.
- Approached owner at XYZ Ruby Forest Parkway about back dated fines and current covenant issues. Board approved a fine reduction if owner agrees to pay back HOA dues. Should be resolved by end of the year.
- Expanding violation notice to non-Members in attempt to improve non-Member properties.
- Dues delinquency discussed. Discussed how to encourage newly delinquent residents to pay their dues. At present, no official late notice reminder is sent. Will approach delinquent accounts with reminder.
- Discussed how to approach long standing violations. Might need to take different approach for collections.

## EVENTS

- Fall Festival/Chili Cookoff was Saturday Oct 20<sup>th</sup> from 12pm to 4pm. Sparsely attended compared to 2017. Discussed how to improve attendance. Better scheduling suggested.
- November 18 – Charity Card event and S'Mores. Scheduled for 4pm to 6pm.
- CHOA Mailbox decorating. Need to post to social media.
- December 1<sup>st</sup> at 10am to decorate and install tree.
- May need to replace Christmas tree due to bulb issues on current tree.
- Santa scheduled for Dec 15<sup>th</sup> from 9am to 11am. Donuts, etc.
- Scheduled Toys for Tots for Holiday event. Discussed early donation times.

## GROUNDS

- Installed Winter annuals in early November. Came in way under budget this year (under \$80).
- Hill's bid trimming unsightly junipers from neighbor on Buford Highway at \$750. Approved.
- Hill's will trim dam in November. Need to send reminder.
- Need to schedule front retention pond clearing.
- Pine straw will be installed after leaves fall. Probable for January.
- Dead tree replacement now scheduled for early Spring. Cost ~\$300.

## POOL

- Reviewing proposals for two new companies for 2019 season. Two competing bids are relatively equal to current contract.
- Voted for Aquatic Management Company for 2019 season. More complete service for the price.

## MEMBERSHIP

Membership Status as of 11/12/2018 was reported by Jimmy Humrich as follows:

- Permanent Full = 293
- Permanent Civic = 57
- Total Members = 350
- Total Non-Members = 93

**Total Households = 443**

Two new members added last month.

**TREASURER**

- The financial report was given by Jimmy Humrich.
- The HOA account balances as of 11/12/2018 were reported as follows:

Wells Fargo Primary/Debit	\$	783.17
Wells Fargo Savings (Reserve)	\$	24,946.71
ACS Quantum Operating Account	\$	109,017.37
<u>Money Market Account with ACS</u>	<u>\$</u>	<u>56,061.58</u>
<b>TOTAL ALL ACCOUNTS</b>	<b>\$</b>	<b>190,025.66</b>

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

**NEXT MEETING: Board meeting: Wednesday, Dec 12th, 2018 at 6:30pm**