



**Minutes of the  
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association  
May 10th, 2023**

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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: Kevin Maguire, President; Blake King, Vice President; Micah Seehorn, Secretary; Sally Watson, and Joseph Hinton. Jamey Waters and Sabrina Guler were not present. No residents were present to discuss neighborhood issues.

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

**Homeowner's Forum**

- No residents were present to discuss neighborhood issues.

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

Items completed by the board and work in progress since last meeting:

- Late Dues/Fines. Dealing with annual confusion.
- Clubhouse renovation: restrooms, roof, gutters.
- Pending renovation: interior drywall, paint repair, flooring.

**Secretary's Report**

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

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**BUSINESS AGENDA**  
**May 10th, 2023**

**MEMBERSHIP**

- Added 1 new member. 1 other member.

**CLUBHOUSE**

- Income for clubhouse rental for April - \$595.
- **Lost \$800 in revenue due to renovations.**
- Bathroom Remodel almost complete. Need rails, touch-up, and new deadbolts. Exterior door.
- Gutter/roof repair complete. \$7,500 total.

- Plan for flooring and sound-proofing according to schedule.
- Usage balance.

## COMMUNICATIONS

- Updated Pool Rules with new Lifeguard hours.
- Working with Tennis to post updated rules.
- Add paint consultation info to the website as PDF.
- Removed ATT Fiber Info.

## COVENANTS

- Weed violations.
- ACC evaluation/expansion?

## EVENTS

- Graduation Banner installed.
- Pool Opening Party on May 13th - Food, Bouncy House, etc.
- End-of-School Ice Cream Social: May 24, 4:30pm
- Welcome committee.

## GROUNDS / LAKE

- Summer annuals installed.
- Need replacement dogwood for the 2nd island.
- AquaDoc report.
- Getting quotes for Tennis Court erosion issues - rocks and shrubs.
- Need to buy a paddle boat.

## TENNIS

- Met with Tennis folks about fees. No fees being added at this time.

## POOL

- Signs replaced. Waiting on permit update.
- New phone line installed with new phone.
- List of Repairs Needed: New Cover, Gazebo Light, Overflow Drain.

## MEMBERSHIP

Membership Status as of 5/10/2023 was reported by Micah Seehorn as follows:

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

**Total Households = 443**

One new member was added this month and one civic member was converted to full member.

**TREASURER**

- The HOA account balances as of 5/1/2023 were reported as follows:

Wells Fargo Primary/Debit	\$	26,901.49
ACS HomeTrust Operating Account	\$	211,703.67
<u>Money Market Account with ACS</u>	\$	<u>143,549.36</u>
TOTAL ALL ACCOUNTS	\$	382,154.52

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The meeting was adjourned by Kevin Maguire at 7:15 p.m.

**NEXT MEETING: Board meeting: Planned for 06/14/2023 at 6:30pm.**