



Ruby Forest HOA Board Minutes February 11, 2026

Members Present: Kevin MaGuire, Cindy Powell, Sally Watson, Rachel Potash, Joseph Hinton

- Homeowner's Forum
  - Girl Scouts would like to use clubhouse for meetings
  - Need to make sure they're good for scheduling - a real estate group tends to meet Thursdays into Fridays
  - No extra discount for scouts
- Board re-election is coming up
  - Folks need to update their bios as appropriate and choose to re-run or not
- Speed Bumps
  - We are eligible for speed bumps
  - Maybe have a community meeting to see what residents feel about it, but it's not something we can control since we don't own the roads
  - Going to add Chief Mooney to the March meeting to talk about how to move forward
- Pool
  - Resurfacing project needs to be underway - Sally to contact AMS, see about a discount from roughly \$38k, and get it booked
  - Residents inquiring about potential racing lanes or jumping blocks, though we aren't deep enough for diving
- Tennis Courts
  - Resident to power wash the tennis court wind screen for probably free
  - Pool costs are high enough we're going to not get a new screen just yet, unless the pool costs can come down

- Permanent pickleball nets: \$6k to get them installed, probably a next year expense
- Playground
  - Pole fell, light broke, Kevin has barn light options to purchase
  - Roger to come to March meeting to talk playground improvements
- Lawyer Collections
  - Lawyers looked at the 3 houses who have collections, had more questions, statute of limitations are even more strict than we thought (4 years instead of 10)
  - Cindy to find out how long liens are good for and have the lawyers send out collections letters
- Membership
  - We have a civic membership converting to full
  - Only 6 people who are late on their dues
- Clubhouse
  - Georgia lighting to install new lights in Feb
  - Kevin to clean up some ice melt left over from the ice storm
  - Kevin to order more ice melt for the clubhouse
- Covenants
  - Not many violation letters or fines to collect
- Events
  - Next party is Easter - March 28
    - Need someone to do the bunny suit (Rachel to ask Roger Grant to wear the bunny suit lol)
    - Rachel to pick up the doughnuts
    - Pool opening May 9
    - Ice Cream Social May 20
    - July 4 Parties
    - Back to school pizza Aug 1