



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
October 12th, 2022**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Kevin Maguire, 2021-2022 President. Board members present were: Kevin Maguire, President; Blake King, Vice President; Micah Seehorn, Secretary; Sally Watson, Joseph Hinton, and Sabrina Guler, and Jamey Waters. No residents were present to discuss neighborhood issues.

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 August activities:

- Working with AT&T for cheaper phone/internet
- Covenant amendments
- Need to schedule holiday lights - \$2300
 - o Company wants October 24 - we said no
- Shed status
- 595 RFP - \$12k Fines
 - o Paid \$7k, waived \$42k
 - o \$550 in Dues, \$11.5k fines, \$200 maintenance
 - o March agreement \$5k plus new dues

Secretary's Report

- The secretary's report was given by Micah Seehorn.
- September meeting minutes were posted to www.rubyforest.net.

BUSINESS AGENDA
October 12th, 2022

MEMBERSHIP

- No new members added this month.
- Rental paperwork bylaws amendment needs additional time put to it. Currently owned by Jimmy.

CLUBHOUSE

- Income for clubhouse rental for Sept - \$1120.
- Need to bid gutters after pool season.
- Bathroom remodel. Need to get contractor connections.
- Carpet issues unresolved.

COMMUNICATIONS

- Kevin continues to own this but will be training Micah.

COVENANTS

- Retaining wall conflict now taking issue with fence
- Evaluating adding covenants for livestock, will need signatures from entire neighborhood

EVENTS

- Slow sign-up for Trunk or Treat
- Booked Santa for Dec. 10th - \$450

GROUNDS / LAKE

- Need new chemical contract
- Painted gazebo, tennis bulletin board, railing
- How to use 'park' entrance?
- Lake Consultation: Expensive maintenance for back dam - ~\$12,000
- Need to increase mowing schedule for dam.

TENNIS

- No new business

POOL

- Pool closed on Sept 26th.
- Offseason repairs?
- List of Repairs Needed: New Cover, Gazebo Light, Overflow Drain, Signage, Handrail

MEMBERSHIP

Membership Status as of 10/12/2022 was reported by Micah Seehorn as follows:

- Permanent Full = 311
- Permanent Civic = 48
- Total Members = 359
- Total Non-Members = 84

Total Households = 443

One new member was added this month.

TREASURER

- Treasury update provided by Jamey Waters.
- The HOA account balances as of 10/12/2022 were reported as follows:

Wells Fargo Primary/Debit	\$	2,623.88
Wells Fargo Savings (Reserve)	\$	24,964.27
ACS Quantum Operating Account	\$	174,208.01
<u>Money Market Account with ACS</u>	\$	<u>137,072.71</u>
TOTAL ALL ACCOUNTS	\$	338,868.87

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

NEXT MEETING: Board meeting: Planned for 11/09/2022 at 6:30pm.