



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
September 14, 2016**

The meeting of the Board of Directors was called to order at 6:15 p.m. by Rosa Brown, President. Board members present were: Rosa Brown, President; Chris Hartwell, Vice President; Ed McEachern, Secretary; Evan Rogers, Treasurer; Elizabeth Hightower, Kevin Maguire, and Eric Wolman.

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

1. Net rental income from the Clubhouse for the month of August 2016 was \$605, and a \$150 forfeited deposit, for a total of \$755.
2. Evan and Rosa concluded interviews with pool companies for the 2017 pool season – Sweetwater and Swim Atlanta. The board voted, based on information obtained from interviews and voted to discontinue service with AMI and to sign a new contract with Swim Atlanta.
3. Phone service at the pool will be discontinued on October 3, 2016.
4. Discussed playground lighting situation with concerned residents. Board voted to have light globes partially painted to prevent light from shinning into neighbor's window during the evening.
5. My Court Reservation services set-up and renewed for \$200.
6. Discussed possible resolutions for fines on two different homes in the neighborhood.
7. Discussed Halloween/Fall activities. Chili cook off, family movie, etc. to be held on October 29th. Chris Hartwell to contact Dallas Gillespie regarding movie equipment and Ed McEachern regarding hay rides.
8. Began discussion on Ruby Forest Trivia Night.
9. Currently requesting proposals on pool deck resurfacing, replacing chain link fencing in pool area, adding pergola to kiddie pool area, and landscaping possibilities for hill behind pool.

Treasury Report was given by Evan Rogers:

The HOA account balances as of 09/02/2016 were reported as follows:

Wells Fargo Debit	\$ 2,010.33
Wells Fargo Primary	\$ 2,639.12
Wells Fargo Savings	\$ 26,431.31 (Reserve Account)
Operating Account with ACS	\$ 45,391.32
Money Market Account with ACS	<u>\$ 30,167.61</u>
TOTAL ALL ACCOUNTS	\$106,639.69

Secretary Report was given by Ed McEachern:

Minutes from the August Board Meeting were approved by the Board. The Minutes were later retracted as they contained homeowner names. Minutes were updated to remove the names and have been re-published on the Ruby Forest website at www.rubyforest.net.

Covenants Report was given by Eric Wolman:

- Status of site inspections and violation notices were reviewed.

Membership Report was given by Rosa Brown:

Membership status as of 09/01/2016 was reported as follows:

Permanent Full	284
<u>Permanent Civic</u>	<u>62</u>
Total Members:	346
Total Non-Members:	97

BUSINESS AGENDA
September 14, 2016

CLUBHOUSE

- FAQ and information pertaining to the clubhouse has been updated on the website.
- Quotes to clean carpets to be requested in December for cleaning in January.
- Garbage duty schedule to be as follows: August – Ed McEachern; September – Evan Rogers; October – Chris Hartwell; November – Kevin Maguire; December – Rosa Brown; January – Eric Wolman.

COMMUNICATIONS

- Updates to the Ruby Forest website are ongoing:
 - Updating pdfs (tennis team submittals etc.)
 - Update of photos (Dallas Gillespie will be asked to take professional photos of clubhouse)
 - Archive of monthly minutes. Elizabeth Hightower will perform this task.

COVENANTS

- Status of site inspections and violation notices was presented by Eric Wolman.
- Discussed current violation fines regarding two different homes in the neighborhood.

EVENTS

- Discussed Halloween – Decided to Trick or Treat on actual holiday. Chili cook off, hay ride and family movie to be held on Saturday, October 29th..
- Paul Johnson is not able to MC HOA Trivia Night, he will “train” anyone that is able to MC.

GROUNDS

- Proposals to be obtained for tree removal from lake area.
- Several electrical jobs have been quoted by Wise Electric and have been headed by Elizabeth Hightower. Further quotes for additional work to be requested by Elizabeth, including motion-sensors on lights at back tennis courts.
- Chris Hartwell to research possible video/security cameras and updated key fob system.

LAKE

- Quote needed to cut trees on the Lake Ruby dam.

MEMBERSHIP

- Membership Status as of 09/01/2016:
 - Permanent Full = 284
 - Permanent Civic = 62
 - Total Members = 346
 - Total Non-Members = 97

POOL

- Discussed the possible purchase of new pool furniture for next pool season (to replace old, stained furniture).

TENNIS

- Quotes to be obtained to the repair of upper tennis court cracks during the off season.

TREASURER

- Financial reports were reviewed.
- Discussed raising Dues to help with projects to update playground and pool area.

The meeting was adjourned by Rosa Brown at 6:45 p.m.

NEXT MEETING: Board meeting: Wednesday, October 12, 2016 at 6:30pm