



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
November 9, 2016**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Rosa Brown, President. Board members present were: Rosa Brown, President; Chris Hartwell, Vice President; Evan Rogers, Treasurer; Kevin Maguire, and Elizabeth Hightower. Eric Wolman was absent.

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 October 2016 was \$695.
2. Retention pond clean-up; front entrance/cut trees around the dam at back of lack – cost was \$1575.
3. Collected bids for repair of playground. Work will begin once deposit is paid to Carlos' Landscaping – total cost is \$5800.
4. Installed new tennis locks – cost was \$1697.98.
5. Received quotes for resurfacing pool deck from Concrete Resurfacing and Swim Atlanta Pool Management.
6. Hosted fall party/chili cook-off, Halloween pumpkin carving contest at a cost of \$610 (snacks, prizes, jump house).
7. Prioritize list of community projects
 - a. Repair / resurface baby pool
 - b. Repair / update Playground area
 - c. Resurface pool deck
 - d. Replace chain link fence in pool area
 - e. Resurface / Repair upper tennis courts
 - f. Purchase new pool furniture
8. Combined Wells Fargo checking accounts.
9. Reserved Santa for Christmas HOA Party at a cost of \$400.
10. Reserved Fire Truck for Santa.
11. Planted new flowers in entrance beds (Kevin).
12. Recruit Volunteers for decorating clubhouse for Christmas.

Treasury Report was given by Evan Rogers:

The HOA account balances as of 11/01/2016 were reported as follows:

Wells Fargo Primary/Debit	\$ 1,235.41
Wells Fargo Primary	\$ Combined with Debit
Wells Fargo Savings	\$ 26,431.31 (Reserve Account)
Operating Account with ACS	\$ 34,686.42
Money Market Account with ACS	<u>\$ 34,425.46</u>
TOTAL ALL ACCOUNTS	\$ 96,778.61

Discussion continued around 2017 budget, maintenance items that can be handled as well as the minimum required savings amount for contingency items (apparently our reserved account is approximately 1/3 the size it should be).

Secretary Report

We are currently without a Secretary...we would love to talk to YOU about filling this position!! Just contact us as Board@rubyforest.net

Covenants Report:

- Status of site inspections and violation notices were reviewed.
- One Homeowner was present to discuss fines.

Membership Report was given by Rosa Brown:

Membership status as of 11/01/2016 was reported as follows:

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

BUSINESS AGENDA
November 9, 2016

CLUBHOUSE

- Garbage duty schedule to be as follows: November – Kevin Maguire; December – Rosa Brown; January – Elizabeth Hightower; February – Eric Wolman.

COMMUNICATIONS

- Updates to the Ruby Forest website are ongoing:
 - Updating pdfs (tennis team submittals etc.)
 - Update of photos
 - Archive of monthly minutes

COVENANTS

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

EVENTS

- Christmas event – Santa, Fire Truck, and Toys-for-tots.
- Decorate Clubhouse for Christmas.

GROUNDS

- Tennis court repairs.

LAKE

- Maintenance and inspection.

MEMBERSHIP

- Membership Status as of 11/01/2016:
 - Permanent Full = 284
 - Permanent Civic = 62
 - Total Members = 346
 - Total Non-Members = 97

POOL

- Baby pool to be updated. Update to pool deck and furniture on hold until 2017 budget is approved.

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, by \$25 per year for full members and \$10 per year for civic members, to help with projects and to update playground and pool area.

The meeting was adjourned by Rosa Brown at 8:32 p.m.

NEXT MEETING: Board meeting: Wednesday, December 14, 2016 at 6:30pm