



**Minutes of the  
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association  
July 10th, 2019**

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The meeting of the Board of Directors was called to order at 6:35 p.m. by Jimmy Humrich, President. Board members present were: Jimmy Humrich, President; Chris Hartwell, Vice President; Micah Seehorn, Treasurer; Kevin Maguire, Secretary; and Katherine Hanks. Jon Sahai and Sally Watson was not able to attend.

One homeowner was present at this meeting to present issues.

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The meeting was opened by Jimmy Humrich at 6:35pm.

**Homeowner Forum**

- Only resident present was Mike the Coke Machine guy. He gave report on the new vending machine at pool.

**President's Report** was given by Jimmy Humrich noting the tasks completed by the Board and work-in-progress since the previous meeting as follows:

- New "NO GLASS" signage has been installed.
- Key FOBs for delinquent dues have been disabled.
- Painting of clubhouse completed.

**Secretary's Report**

- The secretary report was given by Kevin Maguire.
- June meeting minutes were distributed and approved. Posted to the website.

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**BUSINESS AGENDA**  
**July 10th, 2019**

**NEW MEMBERSHIP**

- One new full member and one new civic member joined in June bringing full covenant members to 300 against 88 nonmembers.

**CLUBHOUSE**

- Income for clubhouse rental for May - \$600.
- Painting completed at end of June by Freeland painters.
- New flag installed on July 4<sup>th</sup>. Old flag will be disposed of according to ordinances.

## COMMUNICATIONS

- All digital correspondence is being mirrored on NextDoor, Facebook, and Twitter.
- Board will send communication to request removal of canoe from lower tennis courts.

## COVENANTS

- July letters pending to be mailed. Still under review. Most common issue – weeds.
- Discussed residents using paths to park and disturbing neighboring properties.

## EVENTS

- July 4<sup>th</sup> Party was a success. Parade, flag raising, food, music. All were well received. Some photos posted to website and Facebook.
- Need to acquire updated July 4<sup>th</sup> decorations. Looking at after season clearance.
- Planning August back-to-school party on August 3<sup>rd</sup>. Probably 11am to 2pm like last year. Pizza is normally served.

## GROUNDS

- July Yard of the Month pending.
- Sod added to three barren spots near the clubhouse and tennis courts. About 1/3<sup>rd</sup> of a pallet was used.
- Had landscaping crew clean up slope behind pool. Will gather quote to address pool drainage issues.
- Landscaping crew removed fallen limbs near main tennis court.
- Need to contact retention pond company for fee schedule.
- Addressing mowing schedule for lower tennis courts with landscape company.

## TENNIS

- Will put warning sticker on the abandoned canoe at lower tennis courts. If still present at end of the month, the canoe will be removed permanently.

## POOL

- Coke Machine report was given by Mike Ringham. Mike gave accounting data for the last 4 years. New machine is running well with new features. By design, the machine is present for convenience not really profit. However, average yearly income has been about \$150 a year.
- New chairs and tables were set up around pool - 30 lounge chairs, 2 round tables, 8 chairs, 2 umbrellas. Old chairs are in storage. Still determining how to donate to a worthy cause.
- Added timer to Kiddie Pool mushroom. Runs from 11am to 8pm.
- Addressing new pool company's performance. Discussed inconsistent service and lifeguard issues.
- Discussed how to encourage residents to clean up after pool usage.
- Will enforce after hours pool usage rules by contacting Suwanee Police No Trespassing policy.
- Need to purchase new 10x10 tent. Looking for after season sales.
- Will purchase new lifeguard umbrella. Old one is shredded.

**MEMBERSHIP**

Membership Status as of 7/10/19 was reported by Jimmy Humrich as follows:

- Permanent Full = 300
- Permanent Civic = 55
- Total Members = 355
- Total Non-Members = 88

**Total Households = 443**

No new members this month.

**TREASURER**

- The financial report was given by Jimmy Humrich.
- The HOA account balances as of 7/10/2019 were reported as follows:

Wells Fargo Primary/Debit	\$	1,585.48
Wells Fargo Savings (Reserve)	\$	24,951.62
ACS Quantum Operating Account	\$	139,696.35
Money Market Account with ACS	\$	74,879.90
<b>TOTAL ALL ACCOUNTS</b>	<b>\$</b>	<b>241,113.35</b>

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The meeting was adjourned by Jimmy Humrich at 8:30 p.m.

**NEXT MEETING: Board meeting: Wednesday, August 14th, 2019 at 6:30pm**