



**Minutes of the  
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association  
September 14th, 2022**

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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; and Sabrina Guler. Sally Watson, Joseph Hinton, and Jamey Waters were not available. No residents were present to discuss neighborhood issues.

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The meeting was opened by Kevin Maguire at 6:30pm.

**Homeowner's Forum**

- No residents were present for the Homeowner's Forum.

**President's Report** was given prior to the meeting to coordinate September activities:

- AT&T Fiber Meeting - possibly in the 3rd week of September
- DSL and Phone line cut - Repair in process
- Landscape costs
- Pool costs

**Secretary's Report**

- The secretary's report was given by Micah Seehorn.
- August meeting minutes were posted to [www.rubyforest.net](http://www.rubyforest.net).

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**BUSINESS AGENDA**  
**September 14th, 2022**

**MEMBERSHIP**

- No new members this month.
- Rental paperwork bylaws amendment stalled. Currently owned by Jimmy.

**CLUBHOUSE**

- Income for clubhouse rental for August - \$1570.
- Need to bid gutters after pool season.
- Reset cameras and new WiFi password.

- Need to get a quote for bathroom remodel.
- Carpet issues unresolved.
- New cleaning crew.
- Voted to increase clubhouse rental prices starting in Jan 2023. Residents: \$20/hr weekday, \$40/hr weekend. Non-residents: \$50/hr weekday, \$100/hr weekend.

## COMMUNICATIONS

- No updates.

## COVENANTS

- Discussed fine status for 4139 Treemont.
- Retaining wall drama.
- Fallen trees for 495 Ruby Forest Parkway.

## EVENTS

- Tailgating party? Hanks.
- Booked Santa for Dec 10. \$450
- Plan Fall Festival.

## GROUNDS / LAKE

- New landscape contract. +\$200/month.
- Need to bid lawn chemicals.
- Lake maintenance for the back of the dam - ~\$12,000.
- Weeded bank behind the pool.
- Need to increase mow schedule for dam.

## TENNIS

- Resurfaced Top/Bottom Courts completed in July/August - \$16k! Plan to resurface in another 5 years.

## POOL

- Pool closes on Sept 26th.
- New contract/quote for 2023. \$34,750
  - Reduce to \$32,900 with 1 hour lifeguard reduction
- List of Repairs Needed: New Cover, Gazebo Light, Overflow Drain, Signage, Handrail.

## MEMBERSHIP

Membership Status as of 9/14/2022 was reported by Micah Seehorn as follows:

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

**Total Households = 443**

**TREASURER**

- Treasury update provided by Jamey Waters.
- The HOA account balances as of 8/10/2022 were reported as follows:

Wells Fargo Primary/Debit	\$	2,943.55
Wells Fargo Savings (Reserve)	\$	24,963.75
ACS Quantum Operating Account	\$	183,338.29
<u>Money Market Account with ACS</u>	<u>\$</u>	<u>134,961.88</u>
<b>TOTAL ALL ACCOUNTS</b>	<b>\$</b>	<b>346,207.47</b>

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

**NEXT MEETING: Board meeting: Planned for 9/14/2022 at 6:30pm.**