

Minutes of the Meeting of the Board of Directors of the Ruby Forest Homeowners'Association October 11, 2023

The meeting of the Board of Directors was called to order at 6:30 p.m. by Kevin Maguire, 2022-2023 President. Board members present were: ; Cindy Powell, Secretary; Sally Watson, and Joseph Hinton.

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

Homeowner's Forum

• No homeowner's present for the meeting

President's Report - Kevin Maguire :

- Items completed by the Board and work in progress since last meeting:
- Scheduled Christmas Light Installation thanks to Joe Hinton for vetting other options

Secretary's Report

• 2023 Minutes Posted including September PACT Meeting

BUSINESS AGENDA October 11, 2023

MEMBERSHIP - Kevin Maguire / Micah Seehorn:

• No new requests for membership.

- Clubhouse rental revenue for August \$740
- Clubhouse rental revenue for September \$750
- Sound proofing installed thanks Blake for coordinating.
- New flooring in Clubhouse installed thanks Sally for coordinating.
- Pending renovation: exterior pressure wash and paint
- Quote for exterior with deck and roof \$8200
- New digital management app Honeybook

COMMUNICATIONS - Kevin Maguire

• Updated website with latest meeting.

COVENANTS - Blake King

- Restart effort to Update Rental Restrictions, circle back with Jamey

02.08.2023 HOA Board of Directors Meeting Minutes EVENTS - Sally Watson

- PACT Meeting in September a success!
- Halloween Kickoff Event October 31th
- Book Santa for Dec 9.
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- Welcome committee update delivered 8 bags, will deliver 2 next weekend

GROUNDS / Lake - Kevin Maguire

- Cleared patch behind pool
- Mowed dam for seasonal fishing
- Still working on plan Tennis Court erosion issues rocks and shrubs
- Gazebo Little Free Library cabinet acquired
- Need to buy paddle boat
- Set meeting to address sod loss

TENNIS

- Pickleball lines may be added when/if residents express interest
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POOL - Kevin Maguire

- Pool closed last week of September
- Trash duty back to HOA responsibility
- Signed contract with AMS for next year same lifeguard hours, slight cost increase
- List of repairs for off season: new cover, gazebo light, overflow drain, shower

MEMBERSHIP

Membership Status as of 7/11/23 was reported by Kevin Maguire as follows:

- Permanent Full = 313
- Permanent Civic = 47
- Total Members = 360
- Total Non-Members = 83

Total Households = 443

02.08.2023 HOA Board of Directors Meeting Minutes No changes this month.

TREASURER

- Treasury update provided by Jamey Waters.
- The HOA account balances as of October 11,2023 were reported as follows:

Wells	Fargo	Primary	/	Debit	\$ 24,233.97
FCB -	OPR -	2550			\$ 179,893.93
FCB -	MM - 2	2562			\$ 144,332.02

Total All Accounts \$ 348,459.92

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

NEXT MEETING: Board meeting: Planned for November 8, 2023 at 6:30pm.

02.08.2023 HOA Board of Directors Meeting Minutes