



Ruby Forest HOA Board Minutes December 10, 2025

Members Present: Kevin MacGuire, Cindy Powell, Sally Watson, Rachel Potash, Katherine Hanks, Joseph Hinton, Karen Waters as proxy for Jamey Waters

- Santa Saturday - 10am, Saturday, Sept 13
  - Setting up for Saturday's Santa event after meeting
  - Need volunteers for crafts/reindeer food tables
  - Rachel to pick up the doughnuts
    - Dunkin by the middle school/Goddard
    - Pick up at 9am
    - Need sugar packets, sweeteners
  - Snacks for event:
    - 16 dozen doughnuts
    - 2 boxes coffee
    - 2-3 boxes hot chocolate
    - Apple cider
  - Going to tip Santa \$50
  - Micah to loan us a chair for Santa
- Christmas Lights company is not doing a good job
  - Going to have our own decorations next year
  - Kevin to take inventory of what we get from the rental company so we can see what we need to buy to make it look good next year
- Pool decking
  - Time to make a decision - one is \$10k cheaper, but we also need a new pool cover, so going to try and get AMS
- January Board Dinner
  - Suwanee Social
  - Wednesday, Jan 14
  - Rachel will make reservation
- Nothing new on Website/Membership/Key Fobs
- Clubhouse
  - Rental income: \$1330
  - Christmas event coverage is good

- Jan 3 party
- Cotillion classes in January
  - Mondays at 4
- Need Christmas tree put away by the 10th for a party
- Camera coverage in the pool area - possibly going to add more motion sensitivity coverage to make sure we've got proper security coverage
- Covenants
  - Rental restrictions
    - Cindy called some folks, got some ballots
    - Going to have some ballots at the Christmas Party
  - Fine collection
    - Cindy to talk to the lawyers to move forward with action letters
- Grounds
  - Pinestraw in January
  - Playground lighting
    - Probably good to sacrifice aesthetic for having some cameras, if we can get WiFi to reach the playground
  - Get Roger Grant to come up with some ideas
  - Joseph to investigate some vendors for professional installation of permanent pickleball nets
  - Pool decking quote with purchase of cover as a negotiation tactic for better pricing, hopefully