



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
April 13th, 2022**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Jimmy Humrich, 2021-2022 President. Board members present were: Jimmy Humrich, President; Wes Jones, Vice President; Micah Seehorn, Treasury; Kevin Maguire, Secretary; Mitch Robertson and Blake King. Sally Watson was not available. No residents were present to discuss neighborhood issues.

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

Homeowner's Forum

- No residents at this meeting.

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

- HOA Ballots and Invoices were mailed to residents. After some initial problems with the mailers, all residents should have the complete package. Ballots will be counted May 11th, 2022.
- Discussed fee collection for abandoned property at back of neighborhood. Property to be listed and sold soon.
- Need to schedule June Annual Meeting.

Secretary's Report

- The secretary report was given by Kevin Maguire.
- March meeting minutes were posted to www.rubyforest.net.

BUSINESS AGENDA
April 13th, 2022

MEMBERSHIP

- No new members added this month.

CLUBHOUSE

- Income for clubhouse rental for March - \$995.
- Ongoing carpet issues. Discussing options with carpet vendor.
- Trash can schedule needs to be coordinated.

COMMUNICATIONS

- Yard of the Month will start in April for 2022.

COVENANTS

- Architectural Control Committee established for home improvement requests. E-Mail alias created to distribute covenant requests.
- Collected fines from one long-time delinquent homeowner.
- ACS moving to more frequent assessments during Summer.

EVENTS

- Easter Egg hunt was a success. Donuts and other refreshments provided.
- Upcoming Parties at Pool – Pool Open (5/14) – scheduling food truck versus individual servers.
 - Secretary to send out flier once details finalized.
- Other upcoming parties. School End (5/25), July 4, School Start (7/30)

GROUNDS

- New dogwood installed March 2022. One other tree looks like it may need to be replaced. Giving it one more season.
- Gwinnett County is testing the water in Lake Ruby for contaminants. Next test is early May.
- Gwinnett County has raised the manholes in the feeder creek to the lake in two areas. Waiting on plans for the remaining location.
- Old chairs were removed from the front gazebo for safety purposes. New options being considered.
- Summer annuals will be installed in late April.

TENNIS

- Courts need resurfacing. Will get quotes for early 2022. Estimate about \$5000 to \$7000.

POOL

- Quoting new pool cover for next year.
- Need to plan work for overflow drain system for Fall of 2022.
- Need new board member to be pool liaison.
- Discussed remodeling the bathrooms.
- Finalizing 2022 Pool Schedule – May 7th will have pool open and lifeguards present.
 - Need additional lifeguards – Pool Party (5/14), School End Party (5/25), July 4, School Start (7/30)

MEMBERSHIP

Membership Status as of 4/13/2022 was reported by Jimmy Humrich as follows:

- Permanent Full = 310
- Permanent Civic = 48
- Total Members = 358
- Total Non-Members = 85

Total Households = 443

No changes this month.

TREASURER

- Treasury update provided by Micah Seehorn.
- The HOA account balances as of 4/13/2022 were reported as follows:

| | | |
|-------------------------------|-----------|-------------------|
| Wells Fargo Primary/Debit | \$ | 2,219.99 |
| Wells Fargo Savings (Reserve) | \$ | 24,962.20 |
| ACS Quantum Operating Account | \$ | 124,408.50 |
| Money Market Account with ACS | \$ | 123,279.76 |
| TOTAL ALL ACCOUNTS | \$ | 274,870.35 |

The meeting was adjourned by Jimmy Humrich at 8:00 p.m.

NEXT MEETING: Board meeting: Planned for 5/11/2022 at 6:30pm.