



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
November 9th, 2022**

The meeting of the Board of Directors was called to order at 6:38 p.m. by Kevin Maguire, 2021-2022 President. Board members present were: Kevin Maguire, President; Blake King, Vice President; Micah Seehorn, Secretary; Sally Watson, Joseph Hinton, and Sabrina Guler. Jamey Waters was not present. No residents were present to discuss neighborhood issues.

The meeting was opened by Kevin Maguire at 6:38pm.

Homeowner's Forum

- No residents were present to discuss neighborhood issues.

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

- Holiday Lights scheduled for next week
- Canceled Lawyer Retainer
- Need to decide on Savings Account
- Working with AT&T for cheaper phone/internet
- Covenant amendments
- 595 RFP - Should collect \$7k
- 280 RFP - Ukraine Refugees
- Our condolences to the Sahai family

Secretary's Report

- The secretary's report was given by Micah Seehorn.
- October meeting minutes were posted to www.rubyforest.net.

BUSINESS AGENDA
November 9th, 2022

MEMBERSHIP

- No new members were added in October.
- Rental paperwork bylaws amendment needs additional time put to it. Currently owned by Jimmy.

CLUBHOUSE

- Income for clubhouse rental for Oct - \$2075.
- Need to bid gutters and roof repair.
- Bathroom remodel. Need to get a quote.
- Carpet issues unresolved.
- Interior wall repair - Kevin

COMMUNICATIONS

- Status Quo

COVENANTS

- Voted to approve the Paint Consultant Fee to develop a community standard color palette for home painting
- 4140 Ruby Forest Blvd - What to do?
- Chicken Amendment

EVENTS

- Halloween Parade - Big success!
- Booked Santa for Dec. 10th - need volunteers
- Welcome Committee Purchases

GROUNDS / LAKE

- Kevin to bid new chemical contract
- Contact Gwinnett Tech regarding park entrance
- Lake maintenance for back dam - ~\$12,000
- Need to talk to Gwinnett County Parks to determine if they are responsible for maintaining it

TENNIS

- Need to evaluate what other neighborhoods do regarding tournaments paying to play on neighborhood courts.

POOL

- Pool closed on Sept 26th.
- List of Repairs Needed: New Cover, Gazebo Light, Overflow Drain, Signage, Handrail

MEMBERSHIP

Membership Status as of 11/9/2022 was reported by Micah Seehorn as follows:

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

Total Households = 443

No new members were added this month.

TREASURER

- Treasury update provided by Jamey Waters.
- The HOA account balances as of 11/2/2022 were reported as follows:

Wells Fargo Primary/Debit	\$	2,943.55
Wells Fargo Savings (Reserve)	\$	24,963.35
ACS Quantum Operating Account	\$	167,297.89
<u>Money Market Account with ACS</u>	<u>\$</u>	<u>139,183.82</u>
TOTAL ALL ACCOUNTS	\$	334,388.61

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

NEXT MEETING: Board meeting: Planned for 12/14/2022 at 6:30pm.