



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
July 11, 2018**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Jimmy Humrich, President. Board members present were: Jimmy Humrich, President; Chris Hartwell, Vice President; Kevin Maguire, Secretary; Katherine Hanks, Treasurer; Jon Sahai (clubhouse) and Sally Watson (events). Jamey Roy and Danielle Laughlin were absent.

No Homeowners were present.

The meeting was opened by Jimmy Humrich and attending residents were invited to ask questions and voice concerns.

Homeowners Forum

- No homeowners were present to participate in forum. Skipped for this meeting.

President's Report was given by Jimmy Humrich noting the tasks completed by the Board and work-in-progress since the June meeting as follows:

1. Repaired notification billboard at front entrance. Removed old locks. Added new locks.
2. Playground gate was repaired after it was damaged at May pool opening party.
3. July 4th Parade and Pool Party was a big success. Approximately 150-200 residents attended. Parade had about 20 participants. Need to add map/route for next year's event and advertise at pool.

BUSINESS AGENDA
July 11, 2018

WELCOMING COMMITTEE

- Melissa Seehorn not present to status of Welcoming Committee.
- Brainstormed about additional possible items for a Welcome Packet. No decisions were made.

NEW MEMBERSHIP

- Added approximately 5 new full HOA members from civic/non-Member ranks.

- Need to reach out to additional non-Member houses to promote membership.

CLUBHOUSE

- Income for clubhouse rental for May - \$765.
- Repairman came to look at fixing oven/microwave combo. Combo unit is about 20 years old. Parts and labor came to \$900 – due to scarce parts.
- Decided to buy a replacement unit. Scouted scratch and dent units at Sears. Found a unit for approximately \$1200. May try to find used unit from local resident. We have a lead on a unit.
- Need to update rental documents to reflect fee changes - \$250 for HOA member. \$750 for non HOA member.
- Discussed quality of cleaning service. Decided to keep current service but discuss about improving performance. Keep fee at \$50.
- John will purchase a new broom and dust-pan to put in chair closet for renters. Hope to parlay some of the cleaning duty.
- Request to examine the fit of the main magnet door. Sometimes gets stuck and renters have questions.

COMMUNICATIONS

- Front Entrance billboard sign is repaired.
- Decided to open usage of the front billboard up to RFHOA residents to allow residents to post personal and non-profit event notices as long as they do not conflict with RFHOA notifications. No business/service advertisements.
- Mailer approval discussed for reaching out to non-members.
- Wix.com editor tool is malfunctioning. Need to contact Wix.com for support.
- Pictures from 4th of July Party were posted to the Facebook page.

COVENANTS

- Discuss items to look for/skip on upcoming drive through with ACS.
- Ask ACS to be more specific about violations. Add detail to aid the residents in understanding and correcting the issue. Sometimes the photo/description is too vague.
- Attempting verbal communications step prior to official violation notice.
- Still need to find source for mailbox numbers. Jimmy has a company that can supply. Need to get a quote.

TENNIS

- Discussed current Tennis usage fees to determine if they need to be adjusted. Tennis courts have not been audited for a while.

EVENTS

- End of the Summer/Back-to-School Pool Party first week of August. Planning event for a meet and greet for kids who are attending local schools. Planning Pizza and Lemonade. Planning for Aug 4th at 11am to 2pm. Meet and Greet starting at 11. Pizza at 12.

- Katherine will reach out to local pizza joints for best price.
- Santa scheduled for Dec 15th from 9am to 11am.

GROUNDS

- Add annual sod repair to annual budget. Proposed one-pallet per year at \$600.
- Need to coordinate trimming unsightly junipers from neighbor on Buford Highway. Will schedule for the fall 2018. No estimates yet.
- Need to quote cleaning up hill behind pool. Try to combine with cleaning up retention pond.
- Need to replace a couple of shrubs at pump house planting in the fall. Will budget.
- Budget for two sun shades to attract residents to new playground equipment. Probable cost approximate \$100. Could be recurring depending on wear.

POOL

- Pool company replaced skimmer equalizers to meet new code. Pool was shut down for about 5-6 hours for the repair. County approved replacement.
- Examine Lock/Timer for kiddie pool mushroom.
- Discussion about adding sign to gate regarding FOB access and who to contact.

MEMBERSHIP

Membership Status as of 7/11/2018 was reported by Jimmy Humrich as follows:

- Permanent Full = 289
 - Permanent Civic = 58
 - Total Members = 347
 - Total Non-Members = 96
- Total Households = 443

TREASURER

- The financial report was given by Jimmy Humrich and Katherine Hanks.
- As per our 2016 financial reserve initiative, savings are growing approximate \$30k year-over-year.
- The HOA account balances as of 7/11/2018 were reported as follows:

Wells Fargo Primary/Debit	\$	1,577.30
Wells Fargo Savings (Reserve)	\$	24,944.20
ACS Quantum Operating Account	\$	130,434.33
Money Market Account with ACS	\$	56,033.25
TOTAL ALL ACCOUNTS	\$	213,089.08

SECRETARY

- The secretary report was given by Kevin Maguire.
- June minutes were not distributed to neighborhood mailing list. Will distribute after July meeting.

- Minutes from the June Board Meeting were distributed and approved by the Board. The Minutes will be published once the Wix editor is fixed. Will be archived on the Ruby Forest website at www.rubyforest.net.

The meeting was adjourned by Jimmy Humrich at 8:30 p.m.

NEXT MEETING: Board meeting: Wednesday, Aug 8, 2018 at 6:30pm