



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
January 9, 2019**

The meeting of the Board of Directors was called to order at 6:45 p.m. by Jimmy Humrich, President. Board members present were: Jimmy Humrich, President; Chris Hartwell, Vice President; Katherine Hanks, Treasurer; Kevin Maguire, Secretary; Sally Watson and Jon Sahai. Melissa Seehorn (welcoming committee) was also present. Jamey Roy arrived late but attended most of the meeting.

A small number of homeowners were present at this meeting to present issues.

The meeting was opened by Jimmy Humrich at 6:45pm.

Homeowners Forum

- Resident came to discuss a sink hole in her yard that was damaging the AT&T equipment in the yard. Jimmy Humrich had contacted the city about the issue before the meeting and provided an update. City of Suwanee filled the sink hole initially and will coordinate repair efforts with the utility companies.
- Consulted with residents about upcoming events planned for 2019. Resident Margaret asked to help with Easter event.

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

- The Breakfast with Santa party was a big success. Upwards of 50 residents attended and enjoyed the festivities.
- Clubhouse holiday decorations were removed the first week of January.
- No membership changes during December. There is one pending membership registration that will likely arrive in the spring. A couple of additional residents have made queries, however.

Secretary's Report

- The secretary report was given by Kevin Maguire.
- December meeting minutes were distributed and posted to website.

BUSINESS AGENDA
Jan 9th, 2019

NEW MEMBERSHIP

- No membership changes during December. There is one pending membership registration that will likely arrive in the spring.
- Welcoming committee creating gift bags for new residents for 2019. Met with City of Suwanee for some promotional materials. Overall budget per basket set at \$10.
- New Resident properties were shared with the Welcoming Committee.

CLUBHOUSE

- Income for clubhouse rental for November - \$1180.
- Discussed cleaning schedule for bathrooms during offseason. Need to service more regularly due to tennis court use.
- Discussed raising Tennis dues to help cover the cost of bathroom services. Need to meet with Tennis coordinator to make sure all of the organizations are contributing a fair amount.
- Agreed to create a new schedule to have a more consistent bathroom cleaning
- Need to price clubhouse painting.
- Need to price carpet replacement.
- Pricing HVAC upgrade.

COMMUNICATIONS

- New signs at front entrance are being utilized.
- All digital correspondence is being mirrored on NextDoor, Facebook, and Twitter.

COVENANTS

- Parking violation warning stickers have been moderately effective. Some residents were upset by notification, but several cars have been removed from offending areas. Due to continued safety concerns. Practice will continue despite some resistance.
- Meeting with problem properties on how to resolve violations and earn re-entry into

EVENTS

- The Breakfast with Santa party was a big success. Upwards of 50 residents attended and enjoyed the festivities
- Toys for Tots collected a number of donations. The USMC was grateful for the generosity of our residents.
- Planning Easter Egg hunt. Looking at April 13th. Time TBD.
- Started to budget and plan Easter Egg hunt food and prizes.

GROUNDS

- Hill's trimmed unsightly junipers the week after Christmas. Original plan was to leave juniper trunk for regrowth but now we may budget adding replacement junipers. Need approximately 6-8.
- Wet weather has prevented Hill's from trimming dam in December. Will schedule for January.
- Hill's trimmed crape myrtles around pool as part of the routine maintenance schedule.
- Pine straw will be installed the second week of January.
- Dead tree replacement now scheduled for early Spring. Cost ~\$300.

POOL

- Pool company switched Aquatic Management Company for 2019 season.

- Discussed exterior improvements for 2019. Re-roofing the gazebos. Redoing kiddie pool surfacing. New furniture – tables, lounge chairs. Sun shades for playground.

MEMBERSHIP

Membership Status as of 1/9/2019 was reported by Jimmy Humrich as follows:

- Permanent Full = 294
- Permanent Civic = 56
- Total Members = 350
- Total Non-Members = 93

Total Households = 443

No changes this month.

TREASURER

- The financial report was given by Jimmy Humrich.
- The HOA account balances as of 1/9/2019 were reported as follows:

Wells Fargo Primary/Debit	\$	1,118.95
Wells Fargo Savings (Reserve)	\$	24,947.97
ACS Quantum Operating Account	\$	100,137.46
<u>Money Market Account with ACS</u>	<u>\$</u>	<u>56,075.63</u>
TOTAL ALL ACCOUNTS	\$	182,280.01

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

NEXT MEETING: Board meeting: Wednesday, Feb 13th, 2019 at 6:30pm