



**Minutes of the  
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association  
Dec 12th, 2018**

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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; Kevin Maguire, Secretary; and Jon Sahai. Sally Watson (events committee) and Melissa Seehorn (welcoming committee) were also present. Katherine Hanks, Treasurer arrived late. We made her run laps. Jamey Roy and Danielle Laughlin were not present.

No homeowners were present at this meeting to present issues.

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

**Homeowners Forum**

- No forum this month.

**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:

- Clubhouse decorations were completed by Jimmy and Katherine in the dismal cold, wet weather.
- Purchased new Pre-Lit tree for clubhouse.
- Added one new member. 1 Full converted from Civic.
- Pool management officially transferred to Aquatic Management.
- Danielle Laughlin official resigned from the board due to time issues. Sally Watson will fill in for Danielle on an interim basis.

**Secretary's Report**

- The secretary report was given by Kevin Maguire.
- November meeting minutes were not distributed. Need to correct and post to website.

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**BUSINESS AGENDA  
Dec 12th, 2018**

**NEW MEMBERSHIP**

- One new HOA member added to the ranks in November.

- 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.

## **CLUBHOUSE**

- Income for clubhouse rental for November - \$515.
- A couple of tables are in need of repair. Jon has parts.
- December bookings are strong. Some out of neighborhood rentals this month.
- Christmas decorations were installed the week of Saturday Dec 1<sup>st</sup>.
- Need to price clubhouse painting.

## **COMMUNICATIONS**

- Expanding Next Door usage. All residents have now been contacted to join NextDoor via postcard/email.
- New signs at front entrance are being utilized.
- Website needs more frequent updates. Secretary will work on this.
- All correspondence mirrored on NextDoor, Facebook, and Twitter.

## **COVENANTS**

- Started attaching parking violation warning stickers to resident vehicles parked in violation. Some residents were upset by notification.
- Met with ACS to discuss expanding violations for non-member properties.
- Meeting with problem properties on how to resolve violations and earn re-entry into

## **EVENTS**

- Santa scheduled for Dec 15<sup>th</sup> from 9am to 11am. Donuts, etc. Discussed crafts and budget. Will have craft tables and refreshments.
- Scheduled Toys for Tots for Holiday event. Toys for Tots rep will be a little late to the event but will arrive.

## **GROUNDS**

- Hill's bid trimming unsightly junipers from neighbor on Buford Highway at \$750. Approved. Has not been executed. Hill's was given name of neighboring property to discuss work.
- Hill's will trim dam in December. Was scheduled for November. Need to send reminder.
- Need to schedule front retention pond clearing.
- Pine straw will be installed after leaves fall. Probable for January.
- Dead tree replacement now scheduled for early Spring. Cost ~\$300.

## **POOL**

- Pool company switched Aquatic Management Company for 2019 season. More complete service for the price.
- Certified letter was mailed to Swim Atlanta notifying them of non-renewal.

## **MEMBERSHIP**

Membership Status as of 12/12/2018 was reported by Jimmy Humrich as follows:

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

**Total Households = 443**

One new full member added last month.

## **TREASURER**

- The financial report was given by Jimmy Humrich.
- The HOA account balances as of 12/12/2018 were reported as follows:

Wells Fargo Primary/Debit	\$	591.99
Wells Fargo Savings (Reserve)	\$	24,947.33
ACS Quantum Operating Account	\$	105,661.84
<u>Money Market Account with ACS</u>	<u>\$</u>	<u>56,068.49</u>
<b>TOTAL ALL ACCOUNTS</b>	<b>\$</b>	<b>187,269.65</b>

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

**NEXT MEETING: Board meeting: Wednesday, Jan 9th, 2019 at 6:30pm**