



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
August 14th, 2019**

The meeting of the Board of Directors was called to order at 6:35 p.m. by Jimmy Humrich, President. Board members present were: Jimmy Humrich, President; Chris Hartwell, Vice President; Micah Seehorn, Treasurer; Kevin Maguire, Secretary; Katherine Hanks, Jon Sahai, and Sally Watson.

No homeowners were present at this meeting to present issues.

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

Homeowner Forum

- No homeowners present.

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

- New RING camera installed on clubhouse.
- Pool Service problems constant this season. Were addressed. Moving to new company in 2020.

Secretary's Report

- The secretary report was given by Kevin Maguire.
- July meeting minutes were distributed and approved. Posted to the website.

BUSINESS AGENDA
August 14th, 2019

NEW MEMBERSHIP

- Two new full members joined in July bringing full covenant members to 302 against 88 nonmembers.

CLUBHOUSE

- Income for clubhouse rental for July - \$522.
- New Ring Floodlight and Security camera was installed to aid in monitoring after hours pool usage.
- Four rentals remaining for August. Target revenue – approximately \$500.

- Need to coordinate with cleaning crew to check bathrooms outside of normal cleaning schedule.
- Adding window cleaning to fall schedule. Requesting bid from crew.

COMMUNICATIONS

- All digital correspondence is being mirrored on NextDoor, Facebook, and Twitter.
- ACS violation notices now being emailed to email address on file at ACS. Paper mail still utilized.
- Wi-Fi Name needs to be updated. Dated to 2017.
- Addressed overuse of clubhouse trashcans. Trying to identify residents using trashcans without permission.

COVENANTS

- August letters mailed. Most common issue – weeds.
- ACS violation notices now being emailed to email address on file at ACS. Paper mail still utilized.
- Discussed grandfathering in some outstanding violations that were not previously cited.

EVENTS

- Back to School Party was a success. Pizza and music were enjoyed by all. Photos posted to social media.
- Planning Movie night for end of summer, beginning of Fall.
- Setting up Fall Festival for Oct 26th. Shooting for 12pm to 3pm.
- Put October Yard of the Month ahead of party.
- Santa scheduled for Breakfast with Santa on Dec 14th from 9 to 11am.

GROUNDS

- August Yard of the Month pending.
- Scheduling a meeting with Landscape company to add French drains to drainage problem areas around clubhouse.
- Need to contact retention pond company for fee schedule.

TENNIS

- Will put warning sticker on the abandoned canoe at lower tennis courts. If still present at end of the month, the canoe will be removed permanently.

POOL

- Aquatic Management notified of non-renewal for next season due to lifeguard issues.
- Aquatic Management issued refunds on contract for lost services.
- Reviewing AMS pools quote.
- Replace pump on mushroom/kiddie pool.
- Need to set pool closing date. Typically end of September.
- Need to purchase new 10x10 tent. Looking for after season sales.
- Will purchase new lifeguard umbrella. Old one is shredded.
- Need to have yard sale for old furniture that is still in shed.

MEMBERSHIP

Membership Status as of 8/1/19 was reported by Jimmy Humrich as follows:

- Permanent Full = 302
- Permanent Civic = 53
- Total Members = 355
- Total Non-Members = 88

Total Households = 443

Two new members this month.

TREASURER

- The financial report was given by Jimmy Humrich.
- The HOA account balances as of 8/14/2019 were reported as follows:

Wells Fargo Primary/Debit	\$	488.56
Wells Fargo Savings (Reserve)	\$	24,952.26
ACS Quantum Operating Account	\$	131,254.95
Money Market Account with ACS	\$	74,889.44
TOTAL ALL ACCOUNTS	\$	231,585.21

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

NEXT MEETING: Board meeting: Wednesday, September 11th, 2019 at 6:30pm