



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
July 12, 2023**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Kevin Maguire, 2022-2023 President. Board members present were: Blake King, Vice President; Cindy Powell, Secretary; Micah Seehorn, Treasurer; Sally Watson, and Joseph Hinton.

The meeting was opened by Kevin Maguire at 6:30pm.

Homeowner's Forum

- No homeowner's present for the meeting

President's Report was given prior to the meeting to coordinate June/July activities:

- 14 owners have not paid their annual dues, suspensions will be implemented by ACS.
- Clubhouse funds received for June, deposited to Wells Fargo account
- Library at gazebo proposed.
- Clubhouse repair schedule – paint completed, still need to do pressure washing, flooring.

- Honeybook app for Clubhouse rentals will be used in future, will be tested first.
- Sally Watson will get flooring estimates for clubhouse.
- Violation funds have been received from delinquent fees.

- Covenants - rental restrictions

- Events -

- Welcome Committee - caught up

- Grounds - dogwoods are dying, replace with crepe myrtles in Fall.

- Erosion at Tennis courts, river rocks

- Paddle boat
- Pool incidents recently

Secretary's Report

- The secretary report was given by Cindy Powell, no report.
- May meeting minutes were posted to www.rubyforest.net.

BUSINESS AGENDA
July 12, 2023

MEMBERSHIP

- No new members added this month.
- Need to address rental paperwork.

CLUBHOUSE

- Clubhouse rental revenue for JUNE - \$930
- Additional camera to cover gaps inside clubhouse proposed.
- Proposed replacement of one Exit sign on ceiling with a camera.
- Exterior paint quote received, will put it off and get additional estimates.

- Repainting, repairing ceiling planned.
- Bid flooring and soundproofing, two soundproofing estimates received for 20 tiles, will get one more.

COMMUNICATIONS

- Does RF Residents FB need better moderation?
- Rules for Tennis updated

COVENANTS

- No update

EVENTS

- July 4th Pool party was successful

- Back to school pizza party will be Sunday July 30, 2023 4-6p.m.

GROUNDS

- Need replacement dogwood for 2nd island
- Chem contract coordination with King Green. Take over from Hills Landscape to deal direct.
- Add Little Free Library

- Lake maintenance for back of dam. Estimate at ~\$12,000 to remove trees.
- Sod issues near front entrance, tennis court consider zoysia?

TENNIS

- Consider permanent paint for pickleball on lower court
- Add resurfacing cost to budget to save (5-7 year cycle)

POOL

- Review New Contract with AMS. Inflation/Wages make it more expensive. Cut LG hours?
- List of Repairs Needed: New Cover, Gazebo Light, Overflow Drain, Signage, Handrail, Shower Lights

- Provide shaded area for next season, possibly sunshades
- Got a First Aid Kit, will keep in Clubhouse

MEMBERSHIP

Membership Status as of 7/11/23 was reported by Kevin Maguire as follows:

- Permanent Full = 313
- Permanent Civic = 47
- Total Members = 360
- Total Non-Members = 83

Total Households = 443

No changes this month.

TREASURER

- Treasury update provided by Jamey Waters.
- The HOA account balances as of 7-11-2023 were reported as follows:

Wells Fargo Primary / Debit	\$ 23,716.76
FCB - OPR - 2550	\$ 204,685.89
HomeTrust Operating	\$ 20,727.36
<u>HomeTrust Money Market with ACS</u>	<u>\$ 143,722.85</u>
Total All Accounts	\$ 392,852.86

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

NEXT MEETING: Board meeting: Planned for 8/9/2023 at 6:30pm.