



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
November 8, 2017**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Rosa Brown, President. Board members present were: Rosa Brown, President; Chris Hartwell, Vice President; Eric Wolman, Treasurer; Denise Walker, Secretary; Kevin Maguire, Katherine Hanks, and Jamey Roy. Events chair, Sally Watson was also in attendance.

Captain Cass Mooney stopped by and provided us an update on the City's efforts to keep Suwanee safe.

President's Report was given by Rosa Brown noting the tasks completed by the Board and work-in-progress since the October meeting as follows:

1. Net rental income from the Clubhouse for the month of October was \$45.
2. Update on lawsuit with previous roofing contractor

BUSINESS AGENDA
November 8, 2017

CLUBHOUSE

- Discussed maintenance and upkeep issues.
- We will need to address the issues associated with our aging HVAC systems and will obtain quotes for maintenance/replacement.
- The default time for the roofing contractor to respond to our lawsuit has expired. We will now have to wait 45 to 60 days before making an appeal to the Court.
- We will decorate the clubhouse in early December for the holiday season.
- We are waiting to learn the outcome of the City of Suwanee's decision on the use of incandescent vs LED lighting for city maintained lighting on street lamps. Once this decision has been made, Georgia Power will coordinate with the City officials on either globe replacement, bulb replacement, or both. Update to follow.
- The following list is for garbage duty for the next few months:
November-Eric, December-Chris, January-Jamey, February-Denise

COMMUNICATIONS & GENERAL DISCUSSION

- Website looks great and is working well

COVENANTS

- Status of site inspections and violation notices presented by Chris Hartwell
- No pending exterior improvement applications

EVENTS

- We had a successful Fall/Halloween/Chili cook off. Everyone enjoyed the chili and had a great time!
- The Christmas party is December 9th from 9:30am to 11:30am. Santa will be arriving on a fire truck and will be available for photos! Doughnuts, coffee and orange juice will be provided. Don't forget to bring an unwrapped present for the annual Marine Corps Toys for Tots campaign. More details to follow. We will be asking for VOLUNTEERS to help DECORATE the clubhouse on Saturday, December 2nd.

GROUNDS

Kevin Maguire, chairperson reported on the following:

- Pansies and other fall annuals were installed at the main entrance to the neighborhood.
- Grass to be planted in the bare area at the front entrance.
- Kevin is currently building a shrubbery budget for area around the pump room and believes he can purchase approximately 15-17 shrubs for \$500.
- Armstrong Tree Service will be scheduled to prune trees when the leaves have fallen.
- Jamey Roy indicated the Boy Scouts will not be able to provide pine straw for the common areas, so we will be moving forward with Hill's Landscaping
- We will be obtaining bids for new playground equipment. If anyone in the neighborhood works in either playground design or sales, please let the Board know. We would appreciate your help with this project.

LAKE

- Maintain and inspect

MEMBERSHIP

No changes were noted. Membership status as of 11-8-2017:

- Permanent Full = 287
- Permanent Civic = 60
- Total Members = 347
- Total Non-Members = 97

POOL

We discussed several projects/maintenance issues that are listed below. We determined that we would work on the baby pool first.

- Obtain quotes to replace the tile, resurface and refurbish the baby pool
- Resurface the deck to the main pool
- Purchase new deck furniture

TENNIS

- No current issues

TREASURER

- The financial report was given by Eric Wolman.
- The HOA account balances as of 11/1/2017 were reported as follows:

Wells Fargo Primary/Debit	\$ 2298.23
Wells Fargo Primary	\$ Combined with Debit
Wells Fargo Savings	\$ 24,938.65 (Reserve Account)
Operating Account with ACS	\$ 66,899.76
Money Market Account with ACS	<u>\$ 52,855.32</u>
TOTAL ALL ACCOUNTS	\$ 144,992.56

SECRETARY

- Minutes from the October Board Meeting were distributed and approved by the Board. The Minutes have been published and will be archived on the Ruby Forest website at www.rubyforest.net.

The meeting was adjourned by Rosa Brown at 8:30 pm

UPCOMING MEETING/EVENTS:

Board meeting: Wednesday, December 13, 2017 at 6:30pm
Christmas Party: Saturday, December 9th from 9:30am to 11:30am