



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association
October 11, 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.

Homeowner in attendance was Kevin Illum. Kevin was active in his previous homeowner's association. He was interested in understanding how we were utilizing ACS and what services they were providing the community.

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

1. Net rental income from the Clubhouse for the month of September was \$720.
2. Requested suspension of phone service for pool
3. Completed fence for brick wall behind pool area- total cost was \$2,415
4. Lawsuit was served on roof company – hearing will be set in 45-60 days

BUSINESS AGENDA
October 11, 2017

CLUBHOUSE

- Discussed maintenance and upkeep issues. The return air vents need to be painted. The fans need to be replaced or as a minimum, the blades will need to be replaced.
- We will need to replace the exterior doors soon.
- Georgia Power is accessing the common areas in the neighborhood to determine if additional lighting will benefit the community. If additional lighting is recommended, they will give us a quote.
- 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
- We discussed providing gift baskets to new residents and agree to investigate the cost.

COVENANTS

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

- We discussed Fall/Halloween/Chili cook off and set a budget of \$300. Katherine Hanks will purchase items and make goodie bags. There will be prizes awarded for the best costumes, best chili, best carved pumpkin, etc. Kevin Maguire will set up 2 TVs for football viewing.
- Began planning the Christmas party scheduled for December 9th from 9:30am to 11:30am. Santa will be arriving on a fire truck and available for photos! Also, we will be supporting the annual Marine Corps Toys for Tots campaign. More details to follow.

GROUNDS

Kevin Maguire, chairperson reported on the following:

- The budget for winter annual is \$200. Kevin will be purchasing pansies, etc. from Grower's Outlet and Hill's Landscape will install.
- 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.
- Budget was previously approved for Armstrong Tree Service to prune trees throughout the common areas - \$3000.
- Kevin will obtain a quote to have the detention pond area cleaned and cut.
- Jamey Roy will provide a price for BSA Pack 1534, Troup 1010 to provide pine straw for the common areas.

LAKE

- Maintain and inspect

MEMBERSHIP

No changes were noted

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

- No issues were discussed.

TENNIS

- No current issues

TREASURER

- The financial report was given by Eric Wolman.
- The HOA account balances as of 10/11/2017 were reported as follows:

Wells Fargo Primary/Debit	\$ 505.02
Wells Fargo Primary	\$ Combined with Debit
Wells Fargo Savings	\$ 24,938.04 (Reserve Account)
Operating Account with ACS	\$ 71,850.87
Money Market Account with ACS	<u>\$ 51,280.51</u>
TOTAL ALL ACCOUNTS	\$ 148,574.44

SECRETARY

- Minutes from the September 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 8:28 pm

UPCOMING MEETING/EVENTS:

Board meeting: Wednesday, November 8, 2017 at 6:30pm
Fall Festival: Saturday, October 28th from 3pm to 6pm