



**Minutes of the  
Meeting of the Board of Directors of the Ruby Forest Homeowners' Association  
May 8th, 2019**

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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; Katherine Hanks, Treasurer; Kevin Maguire, Secretary; Jon Sahai, and new HOA board member Micah Seehorn. Melissa Seehorn (welcoming committee) was also present. Sally Watson was late due other commitments.

No homeowners were present at this meeting to present issues, however new key-FOBs were issued to 3 or 4 residents during the meeting.

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

**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:

- Replaced electrical system in clubhouse in April. Covered by insurance.
- Repaired clubhouse HVAC. Three of four units had various issues. One had a short. One had a blown capacitor on condenser. One had thrown a breaker.

**Secretary's Report**

- The secretary report was given by Kevin Maguire.
- May Annual meeting minutes were distributed and are pending approval.
- Need to coordinate April minutes update.

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**BUSINESS AGENDA**  
**May 8th, 2019**

**BOARD ELECTIONS**

- Board elections started at 6:50.
  - Jimmy Humrich elected President for 2019-2020.
  - Chris Hartwell elected Vice President for 2019-2020.
  - Micah Seehorn elected Treasurer for 2019-2020.
  - Kevin Maguire elected Secretary 2019-2020.
  - Katherine Hanks, Jon Sahai. Sally Watson moved to at large voting members.

## **NEW MEMBERSHIP**

- One new member pending for May.
- Addressing on-boarding issues for new 2018-2019 members with ACS.

## **CLUBHOUSE**

- Income for clubhouse rental for April - \$350.
- Replaced electrical system in clubhouse in April. Covered by insurance.
- Repaired clubhouse HVAC after May pool party. Three of four units had various issues. One had a short. One had a blown capacitor on condenser. One had thrown a breaker. Cost \$400 for repair.
- Discussed quotes for clubhouse painting.

## **COMMUNICATIONS**

- All digital correspondence is being mirrored on NextDoor, Facebook, and Twitter.

## **COVENANTS**

- One current resident has taken advantage of our covenant debt-relief plan and will become current in May.
- Working with ACS to draft letters to other high-fine residents. Continuing effort to bring all residents up to date with current dues structure.
- May notifications have been approved. Yard notifications increasing due to season.
- Asking ACS to start addressing both property owner and tenant when sending violation to a rental address.

## **EVENTS**

- Pool party held on May 4<sup>th</sup>. Board elections completed at event.
  - Reviewed food purchase order and will make adjustments for 4<sup>th</sup> of July.
- End of school year ice cream social scheduled for May 22<sup>nd</sup> at 4:30pm.
  - Sally Watson planning ice cream purchase. Will coordinate with other board members.
  - Jon Sahai coordinating volunteers (4 to 5 kids).
- Looking at purchasing inflatable screen for an outdoor movie night.
- Welcoming Committee needs new inventory (towels, etc).

## **GROUNDS**

- May Yard of the Month in voting stage. Will be rewarded in the next week.
- Raising reward amount on YOM for this year.
- Summer annuals purchased and installed the 2<sup>nd</sup> week of May.
- Dead dogwood tree replaced in April. Cost \$300.
- Will get quotes for some sod replacement around clubhouse.
- Getting quotes to clean retention pond from trash.

## **TENNIS**

- Need to find owner of canoe against tennis court fence at lower courts.

**POOL**

- Kiddie Pool repaired in April and May. Resurfaced and cool decked.
- Still gathering quotes for new chairs and tables to replace existing stained furniture.
- Coke Machine needs replacing. Compressor broke in April. Looking at replacing the machine with a refurbished unit for under \$2000.

**MEMBERSHIP**

Membership Status as of 5/1/19 was reported by Jimmy Humrich as follows:

- Permanent Full = 298
- Permanent Civic = 54
- Total Members = 352
- Total Non-Members = 91

**Total Households = 443**

No new members this month.

**TREASURER**

- The financial report was given by Jimmy Humrich.
- The HOA account balances as of 5/1/2019 were reported as follows:

<b>Wells Fargo Primary/Debit</b>	<b>\$</b>	<b>869.96</b>
<b>Wells Fargo Savings (Reserve)</b>	<b>\$</b>	<b>24,949.81</b>
<b>ACS Quantum Operating Account</b>	<b>\$</b>	<b>130,406.07</b>
<b>Money Market Account with ACS</b>	<b>\$</b>	<b>56,096.37</b>
<b>TOTAL ALL ACCOUNTS</b>	<b>\$</b>	<b>212,322.21</b>

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

**NEXT MEETING: Board meeting: Wednesday, June 12th, 2019 at 6:30pm**