



**Minutes of the
Meeting of the Board of Directors of the Ruby Forest Homeowners Association
April 10, 2024**

The meeting of the Board of Directors was called to order at 6:30 p.m. by Kevin Maguire, 2023-2024 President. Board members present were: Cindy Powell, Secretary; Sally Watson and Joseph Hinton.

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

Homeowner's Forum

- 6 homeowners were present for the meeting.

President's Report - Kevin Maguire :

- Items completed by the Board and work in progress since last meeting:
- Annual HOA Meeting Documents Sent for Meeting May 11 at 2:00p.m.
- Ballots are being collected currently
- Landscape planning for erosion at front tennis courts, funds allocated, not approved
- Pickleball - 5 residents came to meeting requesting funds be allocated to mark lines on one lower court for pickleball and get rolling nets. 4 pickleball courts can be placed on one tennis court. Courts 3A and 3B should be used when booking pickleball slots.
- One homeowner came to discuss scheduling a private meeting to discuss denial of request for new front door.
- Graduation Banner - 16 names turned in to date
- Backflow Test ordered
- Crime Issue - recent car breakins on RFP, discussed getting license plant reader
- Chicken reported (again) at 90 Ruby Forest Pkwy

Secretary's Report

- March minutes have been posted

BUSINESS AGENDA

April 10, 2024

MEMBERSHIP - Kevin Maguire / Micah Seehorn:

- One home converting from Civic to Full membership.

CLUBHOUSE - Joseph Hinton

- Clubhouse rental revenue for March \$1920
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COMMUNICATIONS - Kevin Maguire

- Need to update engagement discussed

COVENANTS - Blake King

- Restart effort to Update Rental Restrictions is a priority

- Weed letters were mailed

EVENTS - Sally Watson

- **Successful** Easter egg hunt
- Welcome Committee 4 new members will be contacted
- Pool opening May 11, Lifeguards needed, food and bouncy house will be provided
- End of School ice cream social May 22, lifeguards requested

GROUNDS / Lake - Kevin Maguire

- Investigate new vendor for weed removal due to performance issue with current vendor
- Will address lawn/sod in Spring '24
- Winter annuals need to be weeded
- Quote for tennis court erosion solution - rocks and shrubs - \$3,600
- Paddle boat purchase pending
- Set meeting to address sod loss Spring 2024 at Clubhouse

TENNIS

- Pickle ball funding approved, roughly \$700 for lines, rolling nets
- Squeegee replacement requested by tennis team

POOL - Kevin Maguire

- Ordered replacement furniture for about \$10,000
- Pool pump Gazebo repair - \$1,000 - will be done this week
- Drain gate was repaired near small gazebo
- Meeting with AMS on May 5 for orientation
- Start planning concrete resurfacing project for Fall 2024 or Spring 2025 to refresh pool area

MEMBERSHIP

Membership Status as of 4/10/24 was reported by Kevin Maguire as follows:

- Permanent Full = 314
- Permanent Civic = 46
- Total Members = 360
- Total Non-Members = 83

Total Households = 443

02.08.2023 HOA Board of Directors Meeting Minutes

TREASURER

- Treasury update provided by Jamey Waters.
- The HOA account balances as of March 11, 2024 were reported as follows:
Wells Fargo Primary / Debit \$ 24,580.16
FCB - OPR - 2550 \$ 118,231.88
FCB - MM - 2562 \$ 145,958.54
Total All Accounts \$ 288,770.58

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

NEXT MEETING: Board meeting: Planned for May 8, 2024 at 6:30pm.

02.08.2023 HOA Board of Directors Meeting Minutes