

# Ruby Canyon Estates South HOA

## Annual Meeting Minutes

June 14, 2024

Meeting was called to order at 6:04 PM.

### Introduction of Board of Directors:

- President: Daryl Dinkle
- Secretary: Tom Watson
- Treasurer: Mike Sterling
- ACC Head:: Larry Miller
- ACC Member: Mike Thompson

### Introduction of Heritage Property Management Team:

- Briana Molinari & Jade Buehrer-Locke

**Members present: Mike & Kim Sterling, Sue Lyster, Tory Reed, Anthony & Annalyse Gaal, Megan Riveros & Keith McCaskell, Tom & Jeanne Watson, Larry & Shari Miller, Daryl & Cori Dinkel, Gary Lee, Jeffrey Smith, David & Tracey Brown. \*\* proxy was received. [\*\* properties represented either in person or by proxy.] Quorum was achieved.**

Review and Approval of 2023 Annual Meeting Minutes: Approved as written.

### Unfinished Business:

- None

### Officer/Committee Reports:

- President's Report - Daryl Dinkle - Year in Review:
  - The Board meets monthly to discuss HOA issues and to facilitate better HOA management.
    - The Board continues to improve processes and make sure money management is efficient month over month.
    - Keeping the finances in order will help to prevent Special Assessments
- Treasurer Report - Tom Watson
  - Thanked Daryl for always running a very efficient meeting.
- Grounds Committee – Mike Sterling:
  - Irrigation Updates
    - Both irrigation pumps failed.
    - New pump has been installed and is running properly.
    - Pressure testing will be completed soon.
    - Pump is now drawing water from the middle of the column instead of the bottom decreasing the amount of silt and other debris being sucked into the system.
    - A homeowner commented that they still need to clean their filters out weekly but they are not finding any shells or moss.
    - Other homeowners commented that they only need to clean their filters monthly or yearly.
  - Overview of Irrigation System
    - Water is gravity fed into the float which flows into the well.
    - At least 3 pumps have already been replaced.
    - There is now a centrifugal pump installed which allows for increased pressure. This pump is outside of the water with a suction tube.
    - The new irrigation building houses the new pump and associated pump and could house a second pump if needed.

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- If the pump loses suction (prime), the pump will automatically shut off.
  - The water in the well is about 5ft deep.
  - System flushing may be completed in the Fall.
- 2024 Budget is tight due to increased costs over the past year for irrigation and pond repairs and maintenance.
- The dirt from last year's pond clean out has blended back into the hill.
- The walking trails have been initially treated for weeds.
- The lake weeds have already been treated as well.
- 90% of maintenance is completed by volunteers. – A BIG THANK YOU TO THOSE VOLUNTEERS!
- ACC Committee
  - There are currently 5 ACC Members.
  - A new home has been approved to be built at 861 Slick Rock.
  - Thank you to our ACC Members!

### New Business:

- Discussion concerning a Neighborhood Social Committee

### 2024 Budget:

- The 2024 budget has been approved by the Board.
- There is about a \$9,000.00 deficit but the Association should see decreased costs for the lake for the next few years which will help.

### Nomination and Election of Board members:

- There are no open Board positions for the 2024 year.
- Reminder that positions will be open in 2025. Homeowners are encouraged to think about becoming a Board Member.

Thank you to everyone in attendance!

The meeting was adjourned at 6:29 PM.

Minutes taken by:

Brieana Molinari

Heritage Property Management