

Ruby Canyon Estates South HOA

Annual Meeting
March 26, 2019

Meeting minutes approved at the June
22, 2020 Annual Meeting.

Meeting called to order at 6:02 pm

Members present: Jeremy Skeen, Daryl Dinkel, Kristi Knowles, Jerry & Heather White, Gary Lee, Larry Miller, Jeffrey Smith, Kyle & Chelsee Key and Mike & Kim Sterling. 2 proxies were received: Steve Bramble and Garry DeGazmo. [11 properties represented] Quorum was achieved – 20% or 8 units required.

Introduction of Board of Directors:

President: Jeremy Skeen

Secretary: Heather White

Treasurer: Gary Lee

1st VP/Grounds Comm: Jeffrey Smith

2nd VP/ACCO: Larry Miller

Introduction of Heritage Property Management team: David Caldwell & Elizabeth Marvin

Officer Reports

- The Board has been working on several proposed amendment to the CC&R's. Ballots will be sent out to homeowners for a vote. 67% affirmative vote of the homeowners will be required to pass each ballot item.
- Jeffrey Smith – 1st VP and Grounds Committee chair
 - In 2018 a grounds committee was formed to manage the lake. Requires clean out of silt deposits. The cylinder was also cleaned out.
 - There was an issue with a pipe near the road on the east side of Slickrock. The pipe will need to be reburied and covered with rock.
 - The Board of Directors/Grounds Committee are looking into mosquito control for 2019.
- Gary Lee – Treasurer
 - Presentation of Budget for 2019
 - There is a new weed control process for the lake. The new process will be about 1/3 of the cost.
 - There will be weed control around the mailbox area
 - The special improvement projects fund will be used to fund any major projects
 - Management fees are for all the functions that HPM provides for the HOA.
 - No questions or further discussion on budget.
 - HOA dues will not increase at this time, however the HOA does not have a huge reserve fund and may have some additional expenses with the pond in the future.
 - Motion to approve 2019 budget as presented/Second/Carried with none opposed.
- Larry Miller – Architectural Control Committee
 - HPM will add a reminder with the ballot mailout that landscape proposals will also need to be submitted for the Architectural Control Committee.

Nomination and election of Board members:

- Jeremy Skeen is stepping down from the Board as his home is for sale. Comment that Jeremy has done a great job.
- Heather White is stepping down from the Board.
- Jeffery Smith, Gary Lee and Larry Miller all willing to continue.
- Floor was opened for nominations.
- Self-nomination was received from Mike Sterling.
- Daryl Dinkle was nominated
- Motion was made to accept the slate of Board members as presented. M/S/C HPM will send updated contact information out to all Board members. The Board will vote on Board positions at the next Board Meeting.
 - Jeffrey Smith, Gary Lee, Larry Miller, Mike Sterling and Daryl Dinkle

Member Topics:

- Comments from an owner by email that the HOA dues are a hardship on owners who just own lots. Also mentioned that this owner would like to sell their lot. Contact information will be sent to those who notify HPM of interest. Comment from those in attendance that when an owner purchases a lot they are obligated to pay HOA dues.
- Discussion on new projects. New owners of one lot plan to start building soon and will submit plans to ACC for approval.
- Discussion on the hemp field that is currently being planted on the neighboring 100 acres.
- The HOA will complete the lake clean out process before any additional HOA projects are planned.
 - A vehicle was driven through the mud around the lake. The HOA may put up chains to block access in this area
 - The HOA may also build a dock to make more usable space around the lake
 - Notices will be posted for special projects.

Next Board Meeting will be Wednesday, April 24th at 6:30 pm. All homeowners are welcome to attend Board Meetings.

The meeting adjourned at 6:32 pm.

Minutes taken by
Elizabeth Marvin
Heritage Property Management