

Ruby Canyon Estates Board Meeting

7-13-2022

7 PM

Board Members Present: Daryl Dinkel, Mike Sterling, Larry Miller

Attending by telephone: Tom Watson

Guest attendees: David Browne, 853 Slickrock Dr (Did not have any issue, just wanted to listen in on meeting)

1st Order of business, per Article III of the By-Laws :

Elect Officers: Daryl Dinkel - President

Mike Sterling – Vice President

Tom Watson – Secretary

Larry Miller – Board Member

Committee Assignments: ACCO – Larry Miller and Mike Thompson

Grounds – Mike Sterling. Michelle Willford (847 Slickrock) to be invited to join based on her knowledge.

Old Business:

- Heritage Prop Mgmt still needs to get report from Mesa County regarding zoning violations at 829 Slickrock Dr.
- Grounds Committee: Mike Sterling reports issues with intake pump from lake clogging with residue from dead weeds. Also, the inlet at the head-gate needs re-positioning to improve intake.
- Mr. Sterling also suggested the HOA purchase two 20' culverts to direct creek water that flows through HOA seasonally and floods the trails.
- ACCO Committee: The Roncolo's (854 Slickrock) RV trailer is parked on their undeveloped lot and should not be parked there. Lot was started to be developed, but has not had work performed in about a year.
- The Martinez property (856 Slickrock) has two storage sheds that still need to be painted to match the color of the house. The Martinez's acknowledged the necessity and agreed to match the colors, but have not.

New Business:

- Discussed Heritage Property Management and their responsibilities and scope of work for the HOA. Daryl and Tom to review and possibly revamp areas of responsibility.
- The Kribbs (837 Slickrock) chicken coop roof is still out of compliance with ACCO regs, and past due HOA dues and late fees remain unpaid. Directed Heritage to advise the Kribbs with:
 1. Letter sent giving them 30 days to paint the chicken coop roof and then all fines and late fees related to the chicken coop would be waived.
 2. Letter sent seeking immediate payment and if not, Heritage would proceed as outlined under the Policies and Procedures For The Collections of Unpaid Assessment will be followed.

No additional new business at this time.

Next Board Meeting set for August 10 at 836 Slickrock at 7 PM. (2nd Wednesday of month)

Meeting adjourned at 8:45 PM