

Ruby Canyon Estates South HOA

Annual Meeting

June 9, 2021

Meeting called to order at 6:40 PM

Members present: Mike & Kim Sterling, Daryl & Cori Dinkel, Brad & Sheila Reed, Jeffrey Smith, Mike & Debbie Thompson, Larry & Shari Miller, Adam Watts & Jana Bauman, Roger & Stacie Hall, Michelle Willford, Gary Lee, Jodi Reed, Chelsey Kribbs, Kyle Key, Jerry & Heather White, Tom & Jeanne Watson, David Browne, Melissa Moroni and Tom & Karla Lanam. 3 proxies were received. [22 properties represented]
Quorum was achieved – 20% or 8 units required.

Introduction of Board of Directors:

President: Jeffrey Smith

Secretary: Mike Sterling

Treasurer: Gary Lee

1st VP/Grounds Committee: Daryl Dinkel

2nd VP/ACCO: Larry Miller

Introduction of Heritage Property Management team: David Caldwell & Barbara Butzen

Officer Reports

- Year in Review:
 - The Board meets monthly to discuss HOA issues and to facilitate better HOA management.
 - Main event last year - pre-planning processes with the lake being the biggest expense.
- HOA is in poor shape financially and there will be an increase of \$100.00 in HOA dues starting in the 3rd quarter of 2021.
- Presentation of 2021 budget:
 - The Board expressed concerns with expenses going up every year.
 - Lake washed out in 2010 - diversion dam built to prevent further washouts however, these have not been tested due to lack of moisture.
 - The canal to the lake must be cleaned out each year before water can be introduced to the lake, this expense grows each year as the silt has to be trucked to a new location.
 - Budget will be re-worked and posted on web page.
 - Motion to accept proposed budget. Second. All in favor none opposed.
 - Equestrian trail open to hiking, biking, and horses. NO gas powered vehicles allowed.
- Architectural Control Committee:
 - Any improvements must be submitted for review. This would include trees, sheds, fences, landscaping, etc. Provide diagram. Form is located online.
- Grounds Committee:
 - The pond is the largest expense for the HOA. It was originally built without a permit. The HOA has remediated and addressed the legal issues.
 - Weed control of the pond is also an issue. The water is not deep and is stagnant. Typically completed twice annually.
 - Requests have been sent out to the community for assistance with the weeds in the lake.

- The picnic area and access to the pond is still under evaluation. Suggestion of a walkway to the lake are still being pondered but the HOA has limited funds.
- The Board is looking for vendors that can help with the lake.
- At February meeting, bids were sent out to local vendors for cleaning the lake.
- Several bids came in for maintenance of the HOA:
 - Weed control on paths \$4000.00 range
 - Sprayer & herbicides \$1100.00 range
- Weed control applied to lake did not work - will re-apply.

Nomination and election of Board members: There are no Board vacancies for 2021.

The meeting adjourned at 7:27 PM.

Minutes taken by:
Barbara Butzen
Heritage Property Management