

Minutes were approved at
the February 19, 2018
Annual Meeting.

Ruby Canyon Estates South HOA

Annual Meeting
April 17, 2017

Meeting called to order at 6:07 pm

Introduction of Board of Directors:

President:	Mike Motiff (not present)
Secretary:	Josh Francis
Treasurer:	Mike Thompson
Board Member:	Jeremy Skeen
ACCO:	Burt Wollerman
ACCO:	Tammy Hickey

Members present: Jeremy & Sarah Skeen; Cody Moore; Bert & Jan Wollerman; Jason & Tanya Elder; Thad Nelson; Gary Lee; Tammy Hickey; Mike Thompson; Joshua Francis; Jeff Knowles. 7 proxies were received: Tufly, Steve Bramble, Sterling, Sixbey [2 properties]; McCary [2 properties]. [17 properties represented]

Introduction of Heritage Property Management team: David Caldwell; Becky Jett

Motion to approve 2016 Annual Meeting minutes as written. M/S/C. HPM to post to website.

Old Business:

- None

New business:

- Tammy suggested that the CC&Rs be reviewed and possibly updated as some of the wording are very restrictive and could discourage potential new buyers. Of particular concern are the sections dealing with landscaping and vehicle parking.
 - It was further suggested that the Board meet and come up with suggested changes; forward those to HPM for review; and then, as necessary, get a legal opinion on those changes.
 - HPM to investigate the amendment process for CC&Rs and let the Board know what the requirements are.
 - CC&Rs and other governing documents can be found on the Ruby Canyon page of the HPM website, www.hpmgj.com.
- Irrigation should be available this coming weekend. Josh reported that the lake is now filling; the pump should be up, the system pressurized and valves repaired as necessary by Saturday, April 22.
- The weed control will be applied to the lake as needed this year.

Presentation of 2017 Proposed Budget:

- Properties that had been sent to Collections in 2016 either paid in full--the amount that the HOA got from collections is reflected in the 'bad debt' line item--or were written off due to bankruptcy.
- Electricity costs were down from previous year due to the time of day restriction on the irrigation pump. That restriction will be observed again this year--please limit your irrigation times to the overnight/non-peak hours.
- Special improvement project line item is to account for any unplanned expenses such as pump failure, drainage project, and work on the lake.
- Motion made to approve the budget as presented. M/S/C. HPM will post to the website.

Nomination and election of Board members:

- All Board members agree to continue serving.
- No other nominations were received.
- Vote of confidence for the current Board members to continue serving; vote was unanimous.

Board members for the coming year are:

- Mike Motiff
- Josh Francis
- Mike Thompson
- Jeremy Skeen

The meeting adjourned at 6:37 pm.

Minutes taken by

Becky Jett

Heritage Property Management