

Ruby Canyon Estates South HOA

Annual Meeting Minutes

June 14, 2023

Meeting was called to order at 6:17 PM.

Introduction of Board of Directors:

- President: Daryl Dinkle
- Vice- President: Larry Miller
- Secretary: Tom Watson
- Treasurer: Mike Sterling
- ACCO: Mike Thompson
- Grounds Committee: Mike Sterling

Introduction of Heritage Property Management team:

- Barbara Butzen & Brieana Molinari

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. 1 proxy was received. [13 properties represented either in person or by proxy.] Quorum was achieved.

Officer Reports:

- President's Report - Year in Review:
 - The Board meets monthly to discuss HOA issues and to facilitate better HOA management.
 - Overall things have gone well over the past year
 - The Board is working to improve processes and make sure money management is efficient month over month.
- Treasurer Report – Presentation of the 2023 Proposed Budget
 - The biggest increase seen compared to 2022 is the cost of lake inlet maintenance.
 - Mike Sterling was thanked for monitoring the head gate.
 - The moat was lowered to its original height leaving behind a pile of free dirt.
- Grounds Committee:
 - Mailbox Area Improvement Project
 - Requote came back with a 10k increase.
 - The Board is looking for opportunities to lower costs.
 - Boat Ramp Road Project
 - Bids have been requested.
 - This project could be completed this year.
 - The Association may hire a contractor to spread the ground cloth and then homeowners may volunteer to spread rock as this would help deter costs.
 - Lake Maintenance
 - An electric fertilizer spreader was purchased to help spread granules of weed killer in the lake. This method has improved the coverage of applications.

New Business:

- None

Open Forum:

- The next Board Meeting is scheduled for July 12th at 7 PM.
- Mike Sterling and Roger (absent) were thanked for their on-going volunteer work.
- All owners were invited to attend future board meetings.

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Nomination and Election of Board members:

- There are no open Board positions for the 2023 year.

The meeting was adjourned at 6:30 PM.

Minutes taken by:

Brieana Molinari

Heritage Property Management