

Ruby Canyon Estates South HOA

Annual Meeting

June 22, 2020

Meeting called to order at 7:07 pm

Members present: Mike & Kim Sterling, Daryl & Cori Dinkel, Jeffrey Smith, Mike & Debbie Thompson, Jason Elder, Larry & Shari Miller, Adam Watts & Jana Bauman, Roger & Stacie Hall, Jeff Knowles, Brad & Shela Reed, Steve Beck & Michelle Willford, Gary Lee, Jose Ronquillo, Tori & Jodi Reed, Chelsey Kribbs, Thad & Lisa Nelson, Kyle & Chelsee Key, Jerry & Heather White and Dennis McCary. 2 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 & Elizabeth Marvin

Officer Reports

- Year in Review:
 - The Board meets almost monthly to discuss HOA issues. This is a change from years past as typically just the Annual Meeting was held.
 - There have been 4 new homes built in the last year. The neighborhood is growing.
 - HOA has completed many projects this year.
 - HOA is in a better situation financially and there will be no increase in HOA dues and no special assessments are currently scheduled.
- Presentation of 2020 budget:
 - The HOA now has a reserve account for large expenses with approximately \$11,000.
 - Board believes that the HOA will meet the current budget projections
 - Motion to accept proposed budget. Second. All in favor none opposed.
 - Question about ground weed control. Would this include the picnic area, trails and monuments. The Board has gathered bids to maintain the trails.
- 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.
 - The pond entrance must be cleaned of silt each year. \$4,500 - \$7,500 expense. Typically completed in the Fall. The Board typically gathers 2 bids. If owners are interested they may present bids to be considered. The silt must also be hauled away, although there is some storage onsite. This may also be used by owners for fill dirt.

- Weed control of the pond is also an issue. The water is not deep and is stagnant. Typically completed twice annually.
- Question about mitigation for the tamarisk. They will need to be cut and sprayed. There is no plan in place at this time. Comment that Moab has introduced beetles to address this issue.
- The pond is irrigation for the HOA. This year a new floating intake was installed to prevent sucking up dirt into the pump. The pump also malfunctioned and one of the owners was able to have it repaired. The HOA has a spare pump. This system required regular preventative maintenance.
- Question about stocking the pond with fish - individual owners not the HOA. There is a local who is trying to clear his pond.
- The Board is working on an irrigation SOP for the system. Any issues with irrigation system let the Board know.
- The picnic area and access to the pond is being evaluated. Suggestion that a walkway be added now that the weeds have been removed.
- The HOA would also like to see the trails maintained (mowed and sprayed for weeds). The trails are intended to be hiking/biking/equestrian trails. Gas powered vehicles are prohibited by the CC&R's. The Board has attempted to amend this in the past, however was unable to gather enough votes required to make the change (67% of the owners). The roads through the subdivision are County roads and ATV's or side-by-sides are permitted on County roads.
- Comment that people speed on the roads regularly.
- There was a pipe at the entrance that Mike was able to put back in to place.
- Suggestion that the HOA have a Facebook page. Kyle will set up page and update as needed.
- Comment that there is an orange tabby cat around. No one claims it or knows who it belongs to. It will be caught to be fixed.
- Conversations about the mosquito issues. County will not treat this area. Several owners have treated their own property.

Nomination and election of Board members: There are no Board vacancies for 2020.

Member Topics:

- Amendments to HOA documents:
 - HOA has attempted to amend the CC&R's, however has not been able to gather enough votes to make the changes. There are some policies that have not been strictly enforced in the past, such as RV's on lots. A separate meeting will need to be held to discuss this topic with a notice sent indicating the proposed changes.
- Suggestions for pond improvements: beach area/sand, walkway, dock for fishing
- Thanks to Roger for all the work on the pump. Thanks to Jeff for digging out the broken pipe.
- ACC will have new members. Board will provide information to HPM
- Suggestion that the HOA hold social gatherings.
- Question is the HOA has a contact for the hemp farm. HPM or one of the Board members may have a contact.

The meeting adjourned at 7:59 pm.

Minutes taken by
Elizabeth Marvin
Heritage Property Management