

Ruby Canyon Estates Board Meeting

May 27th, 2020

Meeting called to order at 7:00 pm

Jeffrey Smith, Gary Lee, Larry Miller and Daryl Dinkel Present.

Mike Sterling Absent

1. Approved and Reviewed Agenda
2. Prior minutes previously approved
3. Unfinished Business
 - a. Annual Meeting to be held June 22, 2020, 7:00 pm at Mailboxes at Ruby Canyon Estates
4. Officer Reports
 - a. President deferred to new business
 - b. Treasurer: April financials approved
 - c. Secretary: Absent
5. Committee Reports
 - a. Ground Committee
 - i. Proposed cleaning and spraying of mail box and picnic area. Quote of \$1200.00 from WD Yards to do the work. Daryl is going to finalize scope of work and cost before having final board approval.
 - ii. Proposed spraying for weed control the entrance rocks \$85.00 per site. Decided that was maybe not needed at this time.
 - iii. We are going to ask WD Yards to quote a season long control plan for Mailboxes, picnic area at the lake and entrance rocks.
 - iv. WD Yards is going to be asked to quote clean up, weed control and then season long plan for Equestrian, walking paths inside Ruby Canyon Estates.
 - v. A new irrigation controller is required to operate irrigation system at mailboxes, a quote will be had and then sent for board approval.
 - vi. The irrigation system is running, however may be operating at 3-4 psi below max. At the end of the season, the pump should be pulled and the impellers inspected.
 - vii. It was suggested a SOP for the irrigation system, shut down, start up, and lake management be created.
 - b. ACC Report
 - i. Need outbuilding plans and approve this as well as landscape at 837 Slickrock Dr
 - ii. Need fencing plan for 853 Slickrock Dr
 - iii. 835 Slickrock DR submitted solar plan. Review underway
 - iv. A discussion occurred about the approval history of 857 Slickrock Dr
 1. Heritage to be asked for any documents they have
 2. ACC Board to look into files as well

6. New Business

- a. Jeffrey Smith proposed a change to the voting as written in the HOA By-laws. Looking to add a provision of any non vote to be counted as a no/yes vote. In addition it was proposed to lower the voting block to a minimum of 51% from 67%. A statement is going to be written, and have Heritage and legal entity review.
7. Next meeting: Annual Meeting June 22nd at 7:00 pm. Location Ruby Canyon Estates Mail box/picnic area.

Notes: Provided by Daryl Dinkel