

Ruby Canyon Estates South HOA

Annual Meeting Minutes

June 9, 2022

Meeting called to order at 7:00 PM

Introduction of Board of Directors:

President: Jeffrey Smith (Leaving the board)

Secretary: Mike Sterling

Treasurer: Gary Lee (Leaving the board)

1st VP/Grounds Committee: Daryl Dinkel

2nd VP/ACCO: Larry Miller

Introduction of Heritage Property Management team: Barbara Butzen & Sarah Aragon

Members present: Gary Lee, Michelle Willford, Daryl & Corinne Dinkel, Mike & Kim Sterling, Jeanne & Tom Watson, Brad Reed, Anthony Gaal, Stacie Weatherly, Jodie & Tucker Reed, Chelsey & Chad Kribbs, Adam Watts, Mike Thompson, Jeffrey Smith, Larry & Shari Miller, Lisa Krueger and Brooke & Chris Martinez. 4 proxies were received. [20 properties represented] Quorum was achieved.

Officer Reports

- Year in Review:
 - Thanks to Jeffrey Smith for his volunteer service on the Board for the past four years.
 - The Board meets monthly to discuss HOA issues and to facilitate better HOA management.
 - There has been growth in the community, with 7 new homes.
- Mike Thompson- Head of the ACCO committee says it is a good committee and they have good cooperation and work well together
- Last year dues were increase, \$6000 a year is needed to deposit into reserve funds.
- Presentation of 2021 budget:
 - No questions
- Grounds Committee:
 - Floating intake in the pump system not pumping sediment anymore.
 - Spare pump is not 100% will need to be upgraded to a larger pump in the future.
 - The moat was cleaned out by a local contractor.
 - They need to get rid of the ponds in drainage that promote mosquitoes.
 - Landscape drawings were on the table, showing what the mailbox area could look like in the future, which has not been budgeted in the past.
 - The problem of weeds in the lake was discussed, preventative measures need to be taken in the future.
 - Lake management is on a good path now.

Nomination and election of Board members:

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Daryl Dinkel

Larry Miller

Mike Sterling

Tom Watson – New to the Board

Open Discussion

New Policies

New owners to build in the next couple years

The meeting adjourned at 7:20 PM.

Minutes taken by:

Sarah Aragon

Heritage Property Management