

**Minutes of the 2012 Annual Meeting of Ruby Canyon Estates HOA
Held Tuesday, May 1, 2012 @ 6:00 PM
Ruby Canyon Estates Mail Boxes**

The meeting was called to order at 6:05 PM by David Caldwell, Heritage Property Management.

The Board of Directors was introduced:

Mike Motiff, President
Tanya Elder, Secretary
Mike Thompson, Treasurer
Tammy Hickey, ACC
Burt Wollerman, ACC

Ten homeowners were present and two proxies received. All homeowners and Heritage Property Management were introduced.

Motion was made, seconded and approved to accept May 4, 2011 Annual Meeting Minutes.

Discussion re: Proposed 2012 Budget. Motion was made, seconded and approved to accept 2012 Proposed Budget with the following additional services added in Special Improvement Project:

Consulting fee -	\$11,000
Attorney fee for Trail System	5,645
Diversion and Reconstruction –	7,500
Taxes -	<u>1,800</u>
	\$25,945

Old Business:

Tanya Elder, Secretary read the 2/21/12 BOD meeting minutes.

Discussion re: who did the taxes last year. Creative Accounting Solutions has prepared the taxes for the past 3 years.

New Business:

Discussion re: a third person is needed on the ACC committee. Joshua Francis volunteered. A motion was made, seconded and approved that Joshua Francis will be on the ACC committee. ACC committee are not Board Members.

Heritage Property Management will submit a draft Rules and Regulations to the BOD. The previous BOD did not have Rules and Regulations and did not enforce.

Discussion re: people who are interested in moving into Ruby Canyon ask about the reservoir and all the RVs.

When homeowners bought their homes they received CC&R's from the Title Company. This information is posted on HPM's website at www.hpmgj.com under Ruby Canyon HOA. HPM will post on website that a new BOD is in place and is working on the Rules and Regulations. Rules and Regulations need to be approved by the BOD only.

Crack sealing on the roads has been requested. Ruby Canyon is on the waiting list and has been told the sealing may be done sometime in the autumn.

Discussion re: the reservoir. The BOD is still battling with the Army Corp. Mike sent a letter and has not yet received a response.

Discussion re: moving the pump house so owners can water and not have to depend on the reservoir. Joshua Francis is meeting with someone Friday.

Saturday, June 16th will be a "weed pulling day" in the common area. Please come and help to keep Ruby Canyon HOA a nice place to live.

Meeting adjourned at 7:35 PM.

Respectfully submitted by:
Debi Caldwell, Agent

