

**Minutes of the Annual Meeting of the Ruby Canyon Estates HOA  
Held May 20, 2010 6:30pm at the subdivision mail box area**

The meeting was called to order at 6:42pm by President Chris Walter. Since the Association has not yet approved By-laws, there is no guideline for establishing a quorum.

A motion was made, seconded and approved to accept the minutes of the organizational meeting held July 1, 2009.

Chris then gave a review of the past year:

The HOA is waiting for a signed quit claim deed from Shell Oil to take possession of Tract A. They have agreed to sign over the property as long as no conditions are attached. The HOA must own this property before any action can be taken to resolve the irrigation issues or refilling or dredging the reservoir.

Shell suggests the HOA file for Junior Water Rights to secure availability of water to fill the reservoir.

The HOA is researching options to get water to the pump for irrigation. Contractors will be called to give ideas and bids for this work and to dredge the reservoir. Knowing approximate costs of this work will help decide payment options. They could include a special assessment approved by the members, a loan, building two more lots to sell, by filling in with dirt dredged from the reservoir. *None of these ideas have been placed in the form of a motion or voted on. They are strictly ideas.*

Mesa County finally accepted the subdivision and the flood plain, after the developer completed the items required. The County will maintain the roads after an 18 month period expires.

By-laws need to be formulated and approved. The Board will discuss this at the next Board meeting and will have the proposed By-laws posted on the Heritage web site to review and vote. Then Policies and Procedures must be developed, based on the Covenants and new By-laws that will give details as to how they will be implemented.

There was a review of delinquent payments. There are liens on 4 properties and there are two bank owner properties. The banks are paying dues. Angela Walter will research ownership of delinquent lots.

Chris then asked for volunteers to serve on the Board of Directors for the next year. Tanya Moschetti, Roger Hall and Elvin Tufly volunteered to join the existing Board members.

The Board agreed to meet Wednesday, June 9, 2010 at 5:30pm at 2525 High Country Court. The main agenda item is to formulate By-laws. All owners are welcome to attend.

There being no further business, the meeting was adjourned at 7:20pm.