

**RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION
516 E. FORT LOWELL ROAD, TUCSON, ARIZONA 85705-3965**

**Summary Minutes
Meeting of Board of Directors**

October 15, 2015

A meeting of the Board of Directors RSAPOA was held on October 15, 2015 at the home of Mike and Wendy Magras.

The meeting called to order at 6:07PM Mountain Standard Time.

1. Roll Call

Directors Present:

Wendy Magras (President)
Jerry Hain (Member at Large)
Glen Ballard (Member at Large)
Kenneth Spaulding (Member at Large)

Property Owners Present:

Don DeBelle (169)
Barry Disimone (144, 145, 175, 162E) (by phone)
Holly Smith (174)
Alan & Teresa Williams (126E & 130J)

Directors Absent: James Lyne (Vice-President)

Others Present:

Howie Hibbs (ADAM LLC).

2. Welcome and call to audience for comments and presentations.

Holly Smith addressed the Board. She provided a document dated, 10/15/2015 and requested it be attached to the minutes.

Don DeBelle addressed the Board and submitted his statements to be attached to minutes

Don DeBelle read a letter (not dated) from Harry Witman (123) who requested the letter be also included in the minutes.

3. Meeting Minutes Approval

Motion made by Wendy Magras and seconded by Glen Ballard to approve the Summary Minutes of September 9, 2015 as written. Approved by all.

Motion made by Wendy Magras and seconded by Jerry Hain to approve the Summary Minutes of September 27, 2015 as written. Approved by all.

4. Assign Terms and Offices for New Directors

Motion made by Wendy Magras and seconded by Jerry Hain to that Ken Spaulding fill the vacancy created by Randy Wells' resignation which terminates at the end of 2016 and Glen Ballard fill the vacancy created by the resignation of Ben Duncan which terminates the end of 2017. Approved by all.

Motion made by Glen Ballard and seconded by Wendy Magras that Jerry Hain assume the Treasurer position and that Ken Spaulding assume the Secretary position. Approved by all.

5. To Do List

The Board reviewed all items on the To-Do List. Eight items marked complete, 1 item added.

6. Treasurer's Report

Treasurer's Report presented by Howie Hibbs. Copy of the report attached. Motion made by Wendy Magras and seconded by Glen Ballard to approve the Treasurers Report. Approved by all.

Motion made by Wendy Magras and seconded by Jerry Hain to reimburse Carl Taylor \$123.03 for replacement of the wind sock. Approved by all.

7. Common Area Committee

Barry Disimone provided an update on the Hanger Project. Report attached.

8. Status of Mine Issues and Plans

No report given.

9. Landscaping

Jerry Hain provided update on getting the sprayer functional.

10. Road Maintenance

Wendy Magras provided brief update on her progress in getting a quote for road work.

11. Update on L3 Trespass

No report given.

12. POA Gomez Exchange

Scheduled to finalized at 10AM on Friday, October 16, 2015.

13. Draft Budget

The Board discussed what their priorities for next year's budget. Recommended priorities are completion of CCR update, road re-paving, and common area development progress.

14. CC&R Update

On hold.

15. Adjournment

Meeting adjourned at 7:25PM.

16. Next Meeting

The next meeting of the Board is scheduled for Thursday, November 12 at 6PM at the home of Glen Ballard.

October 15, 2015

Bullet points presented at Board meeting by Holly Smith

To be attached to October 15 Board meeting minutes.

- 1) Extreme lack of communication to the general membership/property owners.
 - a) Minutes sent have no information. ADAM LLC sends 1 ½ pages, vs Previous board sent 4-6 pages. No list of checks written. Where is spread sheet showing income and expenses from month to month.
 - b) Randy resigned from the board, mentioned in May 20th board meeting. Noted in same minutes "Wendy agreed to solicit Candidates for appointment in her next newsletter". The next Next news letter was sent out by Wendy July 6th, with NO solicitation mentioned.
 - c) Time between actual meeting, and distribution of minutes is unacceptable. For many years, board approved minutes and distributed minutes within two weeks past the meeting.
- 2) Loan from Huey is illegal as not approved by general membership. Need to reduce loan amount ASAP. (CCR Article 3 - 3.12)
- 3) Tie downs-when were they completed and ready for rent? Why have there been no rentals.
- 4) Why was Dan White's report not included in the previous minutes.
Important that he reported that would be a 15 year time frame before profits would be realized. Initial investment needed of \$250,000?

October 15, 2015

Hi Wendy:

I have an early Fri morning departure and may not make the meeting by phone. Pls remember to issue the phone info.

COMMENTS AT "CALL TO THE AUDIENCE": Selling real estate in RSA is not w/o its difficulties but there are two issues I wish we could eliminate and that's the outdated CC&R's and Bylaws. I sincerely hope the board can find someone to work on these documents because they add unnecessary hardship to the sales process. The references to SUBDIVISION requires a lengthy discussion with prospective buyers. Please ask the property owners for a volunteer or perhaps Howie can complete the task, assuming it's within his job description. If your request includes the approx number of hours reqd for this task and to whom the volunteer will report to, I will try to help you find a volunteer. Thx.

SECOND, Here is my Common Area report in case I don't make it Thurs nite.

In September, Ken, Dan, and Barry met with Gilberto at the airpark and examined the materials left from the old hangars. After more than an hour of discussion, I realized the following:

First, if the company performing the building engineering is NOT the same company that will build the structure, the cost of the project could be considerably higher. If the engineer is also the builder, it's in his interest to provide engineering that will adequately secure the building and make it stout, but not build it to excess. At La Cholla, the TEE hangars are secured with J Bolts which is a lot less than the 10' x 3' concrete piers proposed for RSA. I am not an engineer, but it seems to me that there may a middle ground which is not as expensive as 10' x 3' piers.

Second, Gilberto estimated the reconstruction of the old hangars would require 18 weeks of labor at a cost of \$60k+.

Third, the concrete estimate was \$60k.

Fourth, the old hangar doors may not be useable and additional engineering and steel will be required.

Fifth, we do not know if the old motors are suitable and still work.

Sixth, some of the skins may not be useable.

IMO, based on this meeting, the Gilberto suggestion is not a feasible model.

Financing models: The board needs to discuss & decide whether it will permit individuals to build their own hangar using a "cookie cutter" design that RSA approves or buy into one building which is subdivided into 6 or 7 hangars. This model allows RSA to charge a monthly fee for land use and an annual fee for the use of the runway. In example, La Cholla charges \$110 per month for the land lease including electricity (\$10 per month) and an annual associate

membership fee of \$400. This is more expensive than KTUS, KAVQ or Ryan, but La Cholla remains full so proximity and limited runway traffic at La Cholla is a factor. I park at La Cholla (5 min away) rather than AVQ because of proximity.

The other model is where RSA borrows the money to build the facility, services the debt thru rental income, and charges tenants a monthly fee of \$300 and \$400 annually alike La Cholla. Once the debt is retired, all of the income would go to the POA.

Once the RSA board makes a decision, I would like to get some NO COST estimates from companies that can engineer and build the structure. In 2014, Gary Schneider estimated he could build a TEE hangar for \$25k and that included the engineering, door, and the slab. Gary specified that RSA would apply for the permit but he would supply all of the required documentation. I assume that one building divided into 6 hangars might be no more expensive than 6 separate buildings. In fact, Gary believed he could use the red iron left over from the old hangars. Before I contact Gary, I'd like to get a board decision on financing models.

LAST: Real Estate Report – The only inquiries I received this month were for the Peterson hangar. I expect to show the hangar and the POA parcels two times before the end of Oct. There is simply not enough sales traffic coming to our airpark.

Barry 797-0265

To: RSAHOA board

From: Don DeBelle

September 9, 2015

On or about August 10, 2015 I met with Mike in his home and requested to be placed on the next board meeting agenda in lieu of e-mailing such request. Mike advised that he couldn't guarantee such would happen inferring that he never discusses board business with Wendy. I gave Mike a written note to give to Wendy to request to be on the next board meeting agenda referring to a \$4,200 study and the need for Adam. I'm obviously not on the agenda.

ADAM: The board hired a non stakeholder third party to carry out its **elected responsibilities** at a monthly cost of around \$300 several months ago without agenda or board notice or without majority ballot consent of all property owners at RSA. Other than boiler plate minute production format and suggestion that we not contract for weed abatement at an outrageous price, this is what we got for the money. I say if we can afford this specious cost we dump ADAM and reduce the annual tribute \$300. I understand Adam will relieve the board for higher intellectual pursuit. I think it's foolish to let a stranger handle Association money. Would you let a third party pay your bills, etc.?

NEXT: The board has apparently approved a \$4,200 study for a report to the Board of Supervisors to develop tie down and covered hangars without front money deposits from anticipated users. Even if we built the most elegant storage facilities no one in their right mind would park an expensive aircraft with **no security** and a real estate agent that approves 4 wheelers to run amok in the airpark and the specter of more outsiders dumping trash at Harry Whitman's secluded two parcel site. On August 6, 2015 Harry sent me a letter referring to third party management as sounding like a scam and announced he would not pay this year's dues. I'm attaching a copy of Harry's recent letter.

NEXT: I understand an escrow is in process regarding property owned by the board, not the HOA?, and a private party. Is it even steven? Someone recently said neither property has been appraised by an independent appraiser. By the way, I heard that our local Supervisor recently suggested that the board might want to pursue a united message to the County Assessor to reflect the steep overall decline in all property values at the RSA. Is the board equipped to commit to this task or will they try to pay Adam for this correlation process? Not a good idea since I wouldn't give Adam the time of day, let alone personal information.

PROPERTY PARCEL SALES: I believe the board should clearly identify the location in reference to built out lots of all parcels owned by the POA. I request the asking price for each lot be posted in the next board meeting. I believe the board should notice all RSA owners of any property where the board carries back a mortgage or receives full price from a buyer. I heard that one of the board members was a mortgagee to the board? How much did the parcel go for? What was the down payment amount, interest rate, if any, and term of the mortgage? If so, then this is equivalent to me receiving a mortgage from a bank and holding a seat on the bank's governing board. A never happen conflict. The board doesn't own parcels for sale, we

do! Funds received from the sale of parcels should be used with the advice and consent of property owners

IN CLOSING: I'm not willing to see my annual tribute pooped away by a runaway board. I'm not suggesting we use our limited funds for a local attorney opinion on the questions I raise. If an opinion is solicited we can perhaps get a free opinion from the Arizona Attorney General Office. I hope we can live within our means and reduce Annual Dues. Lastly your last email to "all" stated that any **special assessment** would require a majority vote from the property owners. Why would RSA property owners safely assume they would be consulted about a special assessment when the idea of hiring a property management corp. wasn't even mentioned in agenda or Board minutes until the deed was done? Thanks for listening to me.

By the way, please include my above comments in the minutes of this board meeting. If they are not included please explain in detail why not.

TO Rubystar Airpark

The Purpose of this letter is to inform the association & Residents how I feel about the management of the airpark. I made a move to Texas instead of the airpark, the values are less than raw land in the desert.

I was going to pay association dues but I talked to several people & decided to reconsider payment. Why throw away good money on a bad investment, the association is broken. The property owners shall get to vote on expenditures other than ~~routine~~ ^{maintenance}. I refuse to pay a hired manager, sounds like a scam. also I want paper minutes & all other business, cannot monitor computers, also want a annual financial statement on Paper.

My Phone # 520-604-0484

mailing address PO Box 672 on Burnet Tex, 78611. Put me on mailing list

Thank you Harry Witman

I will contact other vacant property owners