

RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION

Minutes of a meeting of the General Membership October 13, 2013

A meeting of the General Membership of RSAPOA was held on October 13th at the home of Mike and Wendy Magras.

The meeting was called to order at 4:03 pm Mountain Standard Time.

1) Roll call

Directors Present: Wendy Magras (president), Rifka Boswell (vice president), Holly Smith by telephone (treasurer), Ben Duncan (secretary), and Ken Spaulding (director at large).

Members Present: Pete & Sherri Stogsdill, Carl & Madonna Taylor, Ron Alegria, Randy Wells, Mike Magras, Barry Disimone, and Patricia Spaulding.

2) Approval of Meeting Minutes

Motion by Wendy to approve the minutes from the 2012 General Membership meeting as written

- 2nd by Holly
- Discussion:
 - o none
- All present voted "aye"
- Motion carried

3) Welcome and call to audience for comments and presentations

- Patricia asked when James Murrell's property is going to get cleaned up. No answer was available.

4) Treasurer's Report

- Holly Smith reported account balances and major expenses and expected receipts
- \$23,000 in the General Fund
- \$5,625 dues expected for the remainder of 2013
- All known 2013 bills are paid with the exception of monthly trash and utilities

5) Accomplishments

- Board members described what they have been doing all year.
 - o Holly: Collecting dues and other monies, paying bills, balancing checkbook, creating and updating budget spreadsheet, filing taxes, organizing insurances, payments, and much more.
 - o Ben: Minutes, To-do list, and help with various new budget documents, repository for Ruby Star documents
 - o Ken: runway ends were sealed and numbers painted; DIY erosion control at runway and roadways, FAA Northbound traffic pattern, the new windsock (big thanks to Jay Bennett and Eric Peterson for their work on the bearings), moving segmented circle to common area, chip seal patching; clearing of common area, general clean up in

- preps for Fly-in, and much more. Ken reiterated thanks to Carl, Barry, Mike, Ron, Jay, and the Mikel's for all of their help.
- Wendy: Listed Association lots in MLS and on web, responded to inquiries & showed lots, helped organize the fly-in, surveying, corrections and lot alignments, maintenance including landscaping and fence repairs.
 - Rifka: Secured a realtor for lot sales (however she backed out in the end); worked with Cynthia Levikow to get the website up and running (please check it out):

www.rubystarairpark.com

6) Reserve Fund

- Madonna Taylor asked the board if there is a reserve fund building in the budget. She expressed a concern that one may be required. She also explained that she hopes the association will do more backward planning by figuring out how much money is required to get a project done and then figuring how long the association needs to save in order to pay for it.
- The board explained that these are shared concerns. Reserve fund is a line item in the budget even though no money was allocated to it in 2013.
- There was further discussion on the need for more revenue sources for the airpark.

7) Plans

- Wendy Magras outlined plans the board is currently engaging:
 - a. Wendy has been promoting design and construction of permanent repairs to Ruby Airpark Drive wash crossings;
 - b. Wendy has also been promoting future events such as fly-ins. The previously planned November fly-in will not happen but she is committed to having one around March 2014. Ron Alegria voiced his support for that. Barry Disimone also noted that he would like to have general flyers promoting Ruby Star Airpark even when there's not a fly-in planned. Barry also noted that the Airpark needs to decide whether to promote equestrian activity. There was positive discussion in favor of more events, smaller events, throughout the year. Some ideas put forward was a soaring rally, and an RV club event.
 - c. Rifka began discussing the cost to seal the runway. Mike Magras explained that he thinks it should run about \$12,000. We received a bid in the past for a contractor to do it for about \$32,000 but Airpark residents and members have come up with a way to rent equipment, buy materials and use volunteer labor with much lower cost.
 - d. Holly Smith voiced her concerns about prioritizing runway erosion control plans.
 - e. No discussion regarding the completion of recording of changes from survey
 - g. Wendy spoke about the Common Area master plan that needs to be developed but it was noted that we don't yet have a committee for that. The group brainstormed ideas such as, providing fuel, building a ramada, and hangars. It was mentioned that the airpark is perceived by some to be too private.

8) Election

- Wendy explained that there will be an election to fill 1 director board position, 3 year term beginning January 1, 2014
- Rifka Boswell, Holly Smith and Wendy Magras will make up the election committee.

- Timeline is as follows:
 - FRIDAY, November 1st, 2013 – Nominations will close
 - MONDAY, December 2nd, 2013 – Ballots will be mailed
 - FRIDAY, December 20th, 2013 – Ballots will be due
 - SATURDAY or SUNDAY, December 21st or 22nd, 2013 Ballots will be counted

9) Public Comments

- Mike Magras thanked Barry Disimone for giving so much back to the airport. He also thanked all five board members. He also gave a special thanks to Ken Spaulding for being “a real doer; careful, confident and well reasoned.”
- Barry Disimone made a plea to fix the roadways and do the runway erosion control using least dollars and taking advantage of the backhoe.

Adjournment

Next meeting of the Board will be:

Date: Monday, October 21st, 2013

Time: 7:00pm

Location: Home of Mike and Wendy Magras

Motion by Wendy Magras to adjourn.

- 2nd by Ben Duncan
- Discussion:
 - o None
- All present voted “aye”
- Motion carried

Meeting adjourned at 5:33 pm.