

RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION

Minutes of a meeting of the Board of Directors January 27th, 2013

A meeting of Board of RSAPOA was held on January 27th at the home of Holly Smith.

The meeting was called to order at 2:04pm Mountain Standard time.

1) Roll call

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

Members Present: Don DeBelle.

2) Approval of Meeting Minutes

- Tabled for approval by email.

3) Welcome and call to audience for comments and presentations

- Don DeBelle made recommendations to the board
 - a) Don urged the board to seek public comments before voting on important items.
 1. Wendy agreed and said she'll make an effort to do that where practical. She urged owners to participate by coming to meetings and commenting.
 - b) Don presented the board with a financial report from another HOA that he thought was good.
 1. It happened to be very similar to the new format recently adopted by the board
 - c) Thursday, 24 January 2013, Don landed during slight rain and found the runway slick and sensed that the drainage slopes on either side of the runway were steep enough to cause damage to his aircraft if he had strayed off the runway. He would like it to be flatter... especially for low-wing aircraft.
 1. The board discussed what, if anything could be done about that.

4) Front Wash

- Rifka asked why there was so much discussion about the wash crossing engineering when there are no funds available for that.
 - a) Board discussed why getting a second bid now, for information purposes, will be useful in planning. The current thinking is that a wash crossing project will run in excess of \$25000 but bids will bring more clarity.
 2. Wendy agreed to communicate with S.W.Engineering on the subject.

5) Fence Loan

- Treasurer gave the following report:
 - a) Loan One: \$5,000... Lender requested full principal and interest payment
 1. Check will be written immediately for \$5283.56
 2. Board discussed lot lien removal for this matured loan
 - a. Rifka agreed to work with Holly to get that done without incurring legal fees if possible.

- b) Loan Two: \$5,000... Lender agreed to continue loan for at least one year
 - 1. Treasurer will confirm by email
 - 2. Interest payment will be sent February 5th, 2013.
- c) Loan Three: \$10,000... Lender agreed to continue loan for at least one year
 - 1. Treasurer will confirm by email
 - 2. Interest payment will be sent February 5th, 2013.
- d) Loan Four: \$5,000... Lender agreed to continue loan for at least one year
 - 1. Treasurer will confirm by email
 - 2. Interest payment will be sent February 5th, 2013.
- e) Loan Five: \$5,000... Lender agreed to continue loan for at least one year
 - 1. Treasurer will confirm by email
 - 2. Interest payment will be sent February 5th, 2013.

6) Budget Adjustment

- Board discussed how to accommodate the above referenced Fence Loan pay-off in the 2013 budget
 - a) The board resolved the matter by re-allocating budgeted funds from attorney fees to fence loan debt reduction.
- Treasurer reported that she will put half (\$9500) of the required 2013 Huey loan payments into the Debt Service Account by Monday 28 January 2013.
- Vice president voiced her concern about the seemingly large dollar amount (\$6360) allocated to Weed Abatement in the budget.
 - a) The board discussed the value of that work and whether the airpark is getting what it is paying for.
 - 1. Ken agreed to look into the matter and report details to the board at a later date.

Motion by Holly to approve the January 24th revised budget and send it to the membership with January 13th minutes.

- 2nd by Wendy
- Discussion:
 - o President clarified that Weed Abatement expense can be reviewed and adjusted with time even though we are approving the budget as is.
- All present voted "aye"
- Motion carried

7) Insurance

- Board discussed that the POA's insured amount will be \$2,000,000. We will renew with Reagal for the cost of \$1044.
- Board discussed that the director's insurance is good through February. The treasurer is working on that renewal which is more complicated due to a \$300,000 claim from the past.

8) Food for Fly-In

- Board discussed costs of bringing in food and agreed to suggest to the fly-in committee that we make it a potluck/BBQ supplied by member volunteers and supported by the Association rather than paying to have the event catered.
- The board discussed that charging a small amount for food still seems like a good idea.

9) Website Posting – Visitor Policy

- A first draft was presented with text for a visitor policy posting on the Ruby Star Airpark website.
 - a) Ben and Rifka agreed to follow-up with a draft that is more guest-friendly and welcoming

Adjournment

Next meeting of the Board will be:

Date: To Be Determined

Time: To Be Determined

Location: To Be Determined

Final Notes:

- None

Motion by Wendy to adjourn.

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

Meeting adjourned at 3:05pm.