

RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION

Minutes of a meeting of the Board of Directors

April 8th, 2013

A meeting of the Board of RSAPOA was held on April 8th at the home of Rifka and Carter Boswell.

The meeting was called to order at 18:03 Mountain Standard Time.

1) Roll call

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

Members Present: Carter Boswell and Pete Stogsdill entering at 6:50pm.

2) Welcome and call to audience for comments and presentations

- Carter Boswell talked briefly about FAA Guidelines for Uncontrolled Airfields.

3) Approval of Meeting Minutes

N/A

4) Treasurer's Report

- Holly presented an updated budget and discussed details.
- April Budget vs. Actual Report is attached. Holly noted that April numbers are obviously not final.
- There was a discussion about the \$50 paid to the attorney in February. Holly explained that was old business and no attorney contact has been made since the decision to restrict it
- Holly reiterated that the acquisition of insurances is complete.
- Holly submitted the Arizona Group proposal which has been accepted.

Motion by Rifka to accept the treasurer's report.

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

5) Fly-in Debrief

N/A

6) Runway Use Agreement and Related Website Wording

- Board discussed the wording on the website and whether it should state that a Runway Use Agreement "will" be required or "may" be required of hangar and tie-down renters. It had been decided at a prior meeting that "may" would be used, however there was concern for fairness ensuring that those who use the airpark facilities help pay for them. Because it

was suggested by some that there could exist (however rare) an occasion where a hanger is rented and that not necessitate a Runway Use Agreement, the wording will remain “may” but will be reviewed for effectiveness in the future.

1. The board noted and agreed that fairness is important and the Airpark should and will try to keep up on facility-use-policy enforcement.

7) Equipment Inventory

- This topic was tabled for future discussion but the board noted that we need a volunteer to inventory and manage Airpark-owned equipment

8) Update to MLS on Lots

- Wendy explained that all of the Association-owned lots were listed at \$75K. That posed a problem in raising prices in the event of a rapid rise in demand e.g. a single offer for all lots at that price. Therefore the pricing was updated to a range price of \$75K-\$105K.
- Additionally, the contact information on MLS was updated to be first Barry Disimone, then Wendy.

9) Pegasus Breakfast

- The board urges everyone who can to attend the Pegasus Airpark Breakfast event on April 19th.

10) Plane Pal

- This discussion about Fred Olson’s method for making airparks friendlier was deferred to a future meeting as an update from Mr. Olson is pending.

11) Runway Weeds

- Ken is working on this but no resolution has been finalized. Holly agreed to help push things along and Ken agreed to send her contact information.

12) To-do List

- The board reviewed and updated the To-Do list
- That list is available upon request. Contact Ben Duncan 520 260 2668.

13) Pot-Luck Get-together for Airpark Owners

- Wendy noted that the Ballards can no-longer host in the near future.
- Holly said she may be able to host the pot-luck
- It was tentatively scheduled for June 23rd at Holly Smith and Jay Bennett’s house.

14) Tie-down Space

- Ken explained that we may have 7 tie-down spots with minimal work required to get them ready. He described the possibility of the Airpark receiving \$75/month for each rented tie-down. There is old chip-seal in place at the old location.
- The board agreed that a plan that includes cost, drawings, estimated revenue, and the framework for tie-down rental agreement should be created before a decision is made to proceed.
- Holly voiced a concern that with the “commercialization” of the Airpark, there will be an increase of people coming and going. She feels we could lose control of the privacy that is

appreciated by some owners. However, Holly acknowledged that she is open to hearing proposals about building hangars and/or having tie-downs.

Motion by Wendy to ask Barry Disimone to put a proposal together with costs and revenues for creating Association-owned tie-down spaces.

- 2nd by Ken
- Discussion:
 - o The question was asked about how much guidance the Board should give Barry and it was determined that not much guidance is required in this instance.
- All present voted “aye”
- Motion carried

15) Flyers for Tie-down Promotion

- Ken explained that, if Ruby Star Airpark is contemplating tie-down rental, we may want to promote it at events such as the Pegasus breakfast.
- The board felt it is too early in planning to create fliers but verbal discussions to gauge interest are probably OK.

16) Common Area Development

- Ken stated that Barry Disimone is interested in helping to move a trade for or acquisition of the Gomez lot forward
- The board discussed the positive aspects of Barry continuing to do what he can. It was conveyed that he may need guidance from the Board on what he can do or say regarding the subject lot.

Motion by Wendy to request that Barry Disimone do a feasibility study for developing common area noting that he is not an agent of the Board.

- 2nd by Ben
- Discussion:
 - o The board discussed how to word the motion regarding Barry’s interest in the endeavor when gathering information and communicating with bidders and other interested parties. The board finally agreed that simply noting he’s not an agent of the Board should suffice.
- All present voted “aye”
- Motion carried

17) Closed Session

- 7:43pm – 8:15pm.

Adjournment

Next meeting of the Board will be:

Date: To Be Determined

Time: To Be Determined

Location: To Be Determined

Motion by Ben to adjourn.

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

Meeting adjourned at 8:20pm.