

RUBY STAR AIRPARK HOMEOWNERS ASSOCIATION BOARD MEETING
Minutes of meeting held June, 1, 2013 at the home of Rifka and Carter Boswell. The Meeting was called to order at 10:04 AM.

Attendees: Wendy Magras, President, Rifka Boswell, V.P., Holly Smith, Treasurer, via Face time, Ken Spaulding, via cell phone speaker. Ben Duncan, Secretary, absent.

Members present: Carter Boswell, at 10:24AM.

Discussion from members: Wendy presented Mike Magras' email about issues in the common areas (trash overflowing and oil being dumped by the runway). The trash dumpster has been left overflowing so the lid could not close. Thus, the wind blew trash over the nearby lots, which Mike graciously removed. Wendy will send notice to all property owners about the common area issues.

The front gate entrance arm is now tightly bolted in position as there have been several times the entrance gate arm has been found displaced (Thanks Mike Mikels and Carl Taylor). Holly will inquire about emergency overrides for the system in case an emergency entrance is needed. In addition, the gate controller vendor came out and met with Mike Magras to discuss the programming of the gate. An error was discovered and corrected. The gate should no longer remain open.

1) TRESURER'S REPORT

Carl Taylor's payment for an invoice of \$247.50 was approved by the Board. This has been unpaid since the fly-in in March.

Payment for \$50.00 to Carolyn Goldschmidt will be paid from March. This was for the land lease call she received from the State.

Holly will continue working with the CPA for the completion of the 2012 POA taxes.

Other payments since the last meeting, are the recurring payments of the 3 electric meters- \$58.00, trash removal -\$217.12, and monthly weed abatement- \$560.00.

Balance of checking account: \$23,973.00

Summary of POA indebtedness:

\$25,000 principle due to 4 entities @6% per year interest. Interest payable Feb 15th of every year with pay off to lien holders Feb 15, 2015. Holly has verified with the all lien holders that they will extend the loan past the maturity on a year by year basis. This loan was to finish the N & W Fence.

\$150,000.00 owed to Mr. R Huey. Interest and any principle payment are paid annually at 6% by September 28th, with any principle remaining due Sept 28th, 2027 (15 years). This loan was to provide additional funds for the Runway Project.

\$16,600 owed to Tanis Duncan. There is a lien in her favor on lot 11E. It is a possibility that this debt will be paid by the eventual sale of the Alpine lot. When we have the funds, both Rifka and Holly will negotiate for a lesser amount. This loan represents the balance of her fees for Noland Bankruptcy.

Wendy has requested the above info be adapted to an excel sheet including date of origination, terms of loans, and how secured. The Board will ask Ben Duncan to execute.

Wendy made a motion to approve the Treasurer's report. Rifka seconded, and the motion was passed by all.

2) COMMUNITY POT LUCK

The board decided on the date of June 23rd

(subsequent to meeting, the Pot Luck was postponed until July 7 at 4 pm at the Smith/Bennett home)

3) RSAPOA Equipment Inventory – No report

4) FLY-IN DATE

Wendy will research for conflicts, would like to have in October 2013. (Current date is Nov 2. This will be finalized by time of Pot Luck)

5) RUNWAY WEEDS

Weed Busters met with Carl. The crossovers were not treated, though paid for. As it was disclosed, Magnum was to have called Weed Busters before paving was laid, but never did. Ken will follow up. He will write to Magnum to document the issue in case of problems in the future.

6) RUNWAY EROSION CONTROL-

An email will be sent by Rifka to Freeport McMoran to see if they can offer any materials to us. Mike will meet with Carter and Tony's Construction at 8AM Monday at the runway. Nate McGee will be contacted for a bid. Different contractors will be contacted for bids.

7) INCOME GENERATION-TIEDOWN RENTALS

Tires on the sweeper need to be replaced. Will ask Carl if he can take the old tires off. Barry has donated tires, but we need them installed.

8) OTHER

Wendy discussed that there is a settlement with the firm of Speth Chapman and the RICO group suit. Their services for surveys of the Airpark are being offered free of any charge to the association. Wendy made the motion to accept their offer, and Holly made a 2nd to the motion. All voted in favor, and the motion passed.

The next Board meeting will be July 7th, at 1:00 PM, at the home of

Jay Bennett and Holly Smith. This is the same location for the Community Pot Luck which will start at 4PM.

A motion to adjourn was made by Wendy, with a 2nd from Rifka. All agreed, and the meeting was adjourned at 12 noon, for a closed session.

Respectively Submitted,

Rifka Boswell, VP

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