

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

**Minutes
Meeting of Board of Directors**

November 11, 2015

A meeting of the Board of Directors RSAPOA was held on November 11th at the home of Glen and Melody Ballard, 7160 Lost Silver Lane, Sahuarita, Arizona.

The meeting was called to order at 6:06PM Mountain Standard Time.

1. Roll Call

Directors Present: Wendy Magras (president), James Lyne (vice-president) by phone, Glen Ballard and Ken Spaulding.

Directors Absent: Jerry Hain.

Others Present: Barry DiSimone (phone), Don DeBelle, Alan Teresa Williams, Frank and Sandy Difazio, Ted Stanley, Howie Hibbs (ADAM LLC).

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

None

3. Approval of October 15, 2015 Meeting Minutes

Motion by Wendy Magras and seconded by Glen Ballard to approve the minutes as written. Approved by all.

4. Gate Issue with Alan Williams

Alan Williams addressed the board regarding his installation of the gate in the perimeter fence of Rudy Star. The board agreed to consider a written request from Alan to re-install the gate. The request would need to include written permission from the property owner upon whose land the gate would be installed.

5. To-Do List Review

- a. The To-Do List was skipped for this meeting.

6. Treasurer's Report

- a. The Treasurer's Report was presented by Howie Hibbs. A copy of the report is attached. A motion was made by Wendy Magras and seconded by Glen Ballard to approve the Treasurers Report. Approved by all.

7. Common Area Committee

Barry DiSimone made a presentation on the status of the Hanger Project.

8. Website Support

Barry DiSimone briefed the board on website issues. Wendy moved that we allocate an additional \$75 on top of the \$150 already budgeted (for a total of \$225) towards instruction for Barry to improve website availability. The motion was seconded by Ken Spaulding. Approved by all.

9. Landscaping Update

Wendy Magras moved to allocate \$2,500 out of the capital fund for Ken Spaulding to purchase a sprayer for the association. The motion was seconded by Glen Ballard. Approved by all.

10. Road Maintenance

The board will continue to look to find ways to maintain the roads in an affordable manner.

11. Status of Mine Issues and Plans

Wendy reported that Mike is continuing to work with mine on odor issues.

12. POA Lots (Gomez exchange)

Wendy briefed on the status of the exchange. One additional signature is needed to complete escrow.

13. 2016 Draft Budget

Will be finalized at future meeting.

14. New Business

Adjournment – Wendy Magras adjourned the meeting at 7:45PM. **Next Meeting** – The next meeting of the Board is scheduled for Thursday, December 17th at 6PM at the home of Glen and Melody Ballard, 7160 Lost Silver Lane, Sahuarita, Arizona.

Ruby Star Airpark Property Owners Assoc.

Balance Sheet As of 11/30/15

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
		13,430.69			13,430.69
1002	Chase Operatin Old Bank		14,693.72		14,693.72
1003	Chase Reserve Old Bank	18,336.40			18,336.40
1005	Alliance Bank - Operating	4,000.20			4,000.20
1008	Debit Card xxx-4433				
	TOTAL ASSETS	35,767.29	14,693.72	.00	50,461.01
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
1308	Prepaid Assessments	197.92			197.92
	Subtotal Current Liab.	197.92	.00	.00	197.92
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
EQUITY:					
1330	Retained Earnings Oper	80,769.44			80,769.44
1331	Retain Earning Resev		14,690.67		14,690.67
	Current Year Net Income/(Loss)	(79,775.63)	34,578.61	.00	(45,197.02)
	Subtotal Equity	993.81	49,269.28	.00	50,263.09
	TOTAL LIABILITIES & EQUITY	1,191.73	49,269.28	.00	50,461.01

Ruby Star Airpark Property Owners Assoc.

Income/Expense Statement
Period: 11/01/15 to 11/30/15

INCOME:								
03010	Owner Assessments	423.33	.00	423.33	32,832.03	65,141.00	(32,308.97)	65,141.00
03020	Late Fees &Interest	10.00	20.00	(10.00)	40.00	220.00	(180.00)	240.00
03026	Runway Use	.00	41.67	(41.67)	200.00	458.37	(256.37)	500.00
03027	Donation	.00	20.83	(20.83)	250.00	229.13	20.87	250.00
03028	Backhoe Rental	353.00	83.33	269.67	732.76	916.63	(183.87)	1,000.00
03180	Interest Earned	1.71	1.00	.71	21.53	11.00	10.53	12.00
03230	Interest Earned - Reserve	.00	.00	.00	3.61	.00	3.61	.00
03240	Interest Earned - Debit Card	.20	.00	.20	.20	.00	.20	.00
TOTAL INCOME		788.24	166.83	621.41	34,080.13	66,976.13	(32,896.00)	67,143.00

EXPENSES

GENERAL OVERHEAD								
04010	Property Tax	.00	.00	.00	3,713.00	4,000.00	287.00	4,000.00
04015	ACC Reporting	.00	.00	.00	.00	10.00	10.00	10.00
04020	Income Taxes - State/Federal	13.13	.00	(113)	13.13	50.00	36.87	50.00
04030	Do not use Liability/D&O Insu	.00	.00	.00	.00	4,000.00	4,000.00	4,000.00
TOTALGENERALOVERHEAD		13.13	.00	(13.13)	3,726.13	8,060.00	4,333.87	8,060.00

UTILITIES & EQUIPMENT								
04105	Electricity	18,17	20.00	1.83	36,45	220.00	183.55	240.00
04110	Do not use/ Fuel, labor	.00	.00	.00	243.28	.00	(243.28)	.00
04120	Do not use / Parts Tires Mist;	.00	.00	.00	297.20	.00	(297.20)	.00
04201	Do not Use /Huey/Loan Int exp	.00	.00	.00	9,000.00	9,000.00	.00	9,000.00
04202	Do No use /Huey/Loan Debt	.00	.00	.00	6,192.00	6,192.00	.00	6,192.00
04204	do not use/Advertising	.00	83.33	83.33	.00	916.63	916.63	1,000.00
04220	Trash Service-DO NOT USE	.00	.00	.00	1,040.36	.00	(1,040.36)	.00
TOTALUTILITIES		18,17	103.33	85.16	16,809,29	16,328.63	(480.66)	16,432.00

INSURANCE								
04610	Insurance - Runway	.00	.00	.00	1,100.00	500.00	(600.00)	500.00
04615	Insurance - Association	.00	.00	.00	4,345.5	1,200.00	(3,148.55)	1,200.00
TOTAL INSURANCE		.00	.00	.00	5,448,55	1,700.00	(3,748.55)	1,700.00

GENERAL REPAIR & MAINT								
04302	General Maintenance	.00	.00	.00	833,04	.00	(833.04)	.00
04304	Crossing ContOO NOT USE	.00	.00	.00	66,600.00	.00	(66,600.00)	.00
04305	Landscaping	.00	416,67	416.67	425,18	4,583.37	4,158.19	5,000.00
04306	Weed abatement-DO NOT USE	.00	.00	.00	3,180.00	.00	(3,180.00)	.00

Ruby Star Airpark Property Owners Assoc.

Income/Expense Statement
Period: 11/01/15 to 11/30/15

04307	Erosion Control-Do NOT USE	.00	.00	.00	2,029.94	.00	(2,029.94)	.00
04309	Gate Maintenance	.00	41.67	41.67	547.29	458.37	(88.92)	500.00
04310	Gate Electricity	.00	19.17	19.17	128.38	210.67	82.49	230.00
04315	Fuel, Labor-DO NOT USE	.00	.00	.00	(148.60)	.00	148.60	.00
	TOTAL GENERAL REPAIR & MAINT	.00	477.51	477.51	73,595.23	5,252.61	(68,342.62)	5,730.00
ADMINISTRATIVE EXPENSES								
04625	Tie Downs Expense	.00	.00	.00	92.45	.00	(92.45)	.00
04630	Fence Repair-DO NOT USE	.00	.00	.00	653.66	.00	(653.66)	.00
04655	Special Projects	.00	.00	.00	3,845.00	.00	(3,845.00)	.00
04705	Do Not Use Acct/Tax Prep	.00	.00	.00	200.00	500.00	300.00	500.00
04710	Management Fees	284.00	284.00	.00	1,704.00	3,124.00	1,420.00	3,408.00
04715	Postage	107.93	12.50	(95.43)	119.43	137.50	18.07	150.00
04720	Copies	49.10	.00	(49.10)	79.10	.00	(79.10)	.00
04735	Legal Expense	.00	.00	.00	911.50	.00	(911.50)	.00
04751	Bank Fees	.00	.00	.00	6.49	.00	(6.49)	.00
04755	Minutes	80.00	40.00	(40.00)	120.00	440.00	320.00	480.00
04780	Web Site	.00	.00	.00	229.71	.00	(229.71)	.00
04790	Miscellaneous Expense	.00	.00	.00	1,760.61	.00	(1,760.61)	.00
	TOTAL ADMINISTRATIVE EXPEN	521.03	336.50	(184.53)	9,721.95	4,201.50	(5,520.45)	4,538.00
EQUIPMENT								
	TOTAL EQUIPMENT	.00	.00	.00	.00	.00	.00	.00
RESERVE INCOME								
09010	Reserve Contributions	.00	2,077.58	2,077.58	.00	22,853.38	22,853.38	24,931.00
09025	Common Area Improvements	.00	.00	.00	(33,300.00)	.00	33,300.00	.00
09035	Lot Sales	.00	.00	.00	(1,275.00)	.00	1,275.00	.00
	TOTAL RESERVE INCOME	.00	2,077.58	2,077.58	(34,575.00)	22,853.38	57,428.38	24,931.00
	Current Year Net Income f Los	235.91	(2,828.09)	3,064.00	(40,646.02)	8,580.01	(49,226.03)	5,752.00