

RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION

Minutes of an annual meeting of the General Membership October 4, 2014

A meeting of the General Membership of RSAPOA was held on October 4th 2014 at the home of Mike and Wendy Magras.

The meeting was called to order at 1:02 pm Mountain Standard Time.

1) Roll call

Directors Present: Wendy Magras (president), James Lyne (vice president) by phone, Randy Wells (treasurer), Ben Duncan (secretary), and Ted Stanley (director at large) by phone.

Members Present: Madonna Taylor, Carl Taylor, Mary Jean Wells, Glen Ballard, Melody Ballard, Jerry Hain, Dan White, Mike Magras, Ken Spaulding, and Pat Spaulding.

2) Welcome and call to audience for comments and presentations

- Wendy Magras welcomed new members Dan White and Jerry Hain to Ruby Star Airpark!
- Glen Ballard said that there have been good repairs on the west fence line. It doesn't appear to be a Ruby Star Airpark member who completed the repairs. The group surmised that the rancher leasing the land to the west for cattle repaired the fence after being called to remove cattle from the Airpark. Glen also graciously donated some 'T' posts that he has at his house for fence repair. Members should contact Glen when they need 'T' posts.
- Pat Spaulding noted that for the 4th year in a row she is bringing up the equipment (storage tanks, airplane fuselage, broken-down trucks, etc.) stored on the Murrell property not in compliance with CC&Rs and an eyesore for visitors, fly-ins, etc.
 - o Wendy Magras explained that she recently spoke with Jim Murrell and he said he has decided to liquidate those items within the next year.
 - o Members present compelled the board to act on the matter by getting agreement on a hard date from Mr. Murrell for correcting the issue.
 - o Wendy Magras agreed that the Board will endeavor to set a hard date and make a plan for enforcement of CC&Rs regarding Mr. Murrell's equipment at the Airpark.
- Madonna Taylor commended the Board on its cohesiveness while maintaining a variety of opinion and their ability to agree to disagree.

3) Approval of Meeting Minutes

Motion by Wendy Magras to approve the minutes as last revised from the October 13th 2013 meeting of the General Membership.

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

4) Treasurer's Report

- Randy Wells walked the group through the Treasurer's Report (attached).

- The group discussed the cost of trash removal. The Board explained that the plan is for the current dumpster and trash removal to continue for the foreseeable future. The Board explained the reasons for not making a change:
 - o Lack of alternate trash services in the area
 - o Lack of resources to administer a paying-residents-only trash removal program.
- Due to the high cost of trash removal services at the Airpark and limited number of active users, Glen and Melody Ballard said they would like to make an annual voluntary contribution of \$250 paid at the time of their dues payment to help cover the cost of trash removal. Glen Ballard said that with this voluntary contribution, the cost to his household is still much less expensive than what he could accomplish on his own and he encouraged other active trash-removal-service users to do the same.
- Members present asked for the total loan balances outstanding. The Board could not answer that question at the time but agreed to get that information together and make it available.
- The group discussed ways to bring in more revenue to the Airpark and a few members conveyed that they might be in favor of a one-time assessment if it was for a common-use cause such as road repairs. Another member spoke up in favor of a dues increase on the basis that all members are 1/74th owners in an airpark who's roads are at the end of their useful life and other homeowner associations carry much larger dues than Ruby Star Airpark. No decisions were made.
- Members present asked what the Association recently sold lot 162A for. Wendy Magras explained that the sale price was \$68,000. A down payment and close of escrow payment totaling \$23,000 was made to the Association, and the Association is carrying a loan for the remaining \$45,000.

Motion by Madonna Taylor to accept the treasurer's report.

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

5) Accomplishments

- Wendy walked through the list of accomplishments in the Annual Meeting Agenda. That list of accomplishments with some added notes is here below:
 - a. Created the 2014 budget for Airpark operations and improvements. Managed finances throughout the year (taxes, insurance, payments, dues collection,...). Thanks to Madonna for all her help this year!
 - b. Runway and south taxiway were sealed (Ken S. and volunteers)
 - c. Runway striping completed (Jay B. and team) "RubyStarAirpark.com" might be added by Jay Bennett and his painting/striping team as early as this fall
 - d. Clearing of common area and general clean up in preps for Fly-in: Thanks to Ken, Carl, and many others...
 - e. Continued the listing of Association lots in MLS and on web, responded to inquiries & showed lots; Completed escrow on one lot

- f. March Fly-in was prepared for and held; thanks to Ron Alegria and his team. Wendy Magras estimated that around 20 planes showed up for the event.
- g. Maintenance: erosion control, fences, gates, equipment (backhoe, sweeper); Thanks to Mike Mikels, Pete Stogsdill, Carl Taylor and many others! Wendy Magras also thanked Mike Mikels for volunteering to be the POC for front gate issues. Wendy explained the issues with the front gate including a leaking roof, corroded receivers, and chewed antenna wires. Pete Stogsdill has been working on it and it may be working properly as early as mid-October. The leaky roof may still be in progress at that time.
- h. New website: Thanks Barry! Barry and his team are having a much easier time designing and maintaining the website with the WordPress platform. **PLEASE GO TO WWW.RUBYSTARAIRPARK.COM TO VIEW THE IMPROVED WEBSITE.**
- i. Surveying completed; optimized common area, easements to allow access to all lots (Mike Magras)
- j. Engineering completed on Ruby Airpark wash crossings (Thanks Mike Magras for leading design with PRE engineering and thanks to Dan White for accomplishing this at low cost)
- k. Common Area development and planning (Thanks Randy Wells, Pete Stogsdill, and Barry DiSimone). Randy Wells gave a presentation with conceptual drawings.
 - Randy discussed the possibilities for shade ports. They can be 30 feet apart and tend to bring in around \$115 per month.
 - Randy discussed preparing and paving the area for tie downs. Wendy is waiting to hear back from Magnum on the cost of paving the tie-down area. They indicated that the cost of paving will be no more than the cost would be to chip-seal if the paving was done in conjunction with the wash-crossing paving job. Glen Ballard offered to see if his son, Chris who works for Southern Arizona Paving, will try to direct leftover paving materials to the airpark in the future and also advise the Airpark on how to prep the area in advance.
 - Some resident attendees discussed the possibility of coordinating their own paving projects with the wash crossing and tie-down paving projects as well.
 - Randy explained that the Common Area Committee is keeping the options open for future plans such as a fuel farm, hangars, maintenance facility, offices, etc. and basing their plans on demand.
 - Mike Magras mentioned that when demand exists, some fuel companies will consider fronting the facilities, equipment, etc. for fuel farms in exchange for a big cut of the proceeds.
 - Madonna Taylor noted that currently the CC&Rs hold homeowners responsible for the maintenance of the street in front of their property. She hopes that new CC&Rs will make that a POA responsibility.
- l. Air quality and light pollution concerns worked by Glen Ballard and Mike Magras

- m. Draft CC & R modifications are under development. (Thanks to Wendy Magras for agreeing to compile the Boards progress to date).
- n. Contributions: Thanks to Jim Murrell for donation of dump truck, Jay Bennett for use of striper, Ken Spaulding for use of tractor, and many others...
- Pat Spaulding asked if there is a “private property” sign at the front gate and noted that she has witnessed some transient travelers who think they have the right to drive around in the airpark because there’s no “private property – keep out” sign. The group agreed that there should be a sign and the Board agreed to work on installing a front gate sign that declares only authorized members and guests are allowed inside Ruby Star Airpark.

6) Plans for 2015

- Wendy Magras went over the Boards major goals for 2015.
 1. Construction of permanent repairs to Ruby Airpark Drive wash crossings
 2. Progress on common area tie-downs and shade-ports
 3. Completion of improved CC&R document and submission to membership for approval.
- Ken Spaulding noted that he would like to see night flying approval by FAA for Ruby Star Airpark. He explained that the groundwork has already been laid with the changing of the flight pattern.
- Mike Magras said he would like to see “community outreach” as a goal for 2015.

7) Board Elections

- Wendy Magras explained that two board positions are up for election this year. Ben Duncan and Ted Stanley terms are up. Ben Duncan will run again but Ted Stanley is stepping down. Wendy explained that the Board must consist of 3 to 5 members and more is better.
- Glen Ballard nominated Melody Ballard for the Board and she accepted.
- Since no-one else present was remotely interested in running for the Board, Wendy closed nominations and will proceed with the election process for:
 - Ben Duncan
 - Melody Ballard

Adjournment

Next meeting of the Board will be:

Date: To Be Determined

Time: To Be Determined

Location: To Be Determined

Motion by Wendy Magras to adjourn.

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

Meeting adjourned at 2:29 pm.

Treasurer's Report
01-01-2014 thru 09-30-2014

Previous Balance: **\$ 11,839**

Deposits:

Dues/Late Fees	\$ 53,381
Runway Use Fees	\$ 640
Other	\$ 735

Total Deposits: **\$ 54,756**

Expenses:

Road Crossing Engineering ⁱ	\$ 5,400
Easement Engineering ⁱ	\$ 800
Road Maintenance	\$ 943
Runway Maintenance	\$ 896
Equipment Maintenance	\$ 256
POA Insurance	\$ 5,395
Trash Pickup	\$ 2,205
Airpark Promotion	\$ 1,407
Loan Payments	\$ 16,197
Misc. Expenses	\$ 327

Total Expenses: **\$ 40,710**

Current Checking Balance: **\$ 5,323**

Current Savings Balance: **\$ 20,234**

Major Considerations effecting 4th quarter / early 2015 Financials:

2 wash crossings on Ruby Star Drive will be brought up to County Standards... To complete this, money will have to be used from both 2014 and 2015 budgets: - **\$ 33,300**

Weed abatement in December 2014 - \$ 4,000

Sale of a POA Lot will have the effect of:

Paying-off Fence Loans, removing interest only payments	\$ 1,500
Reduction of POA Property Taxes	\$ 1,125
Addition of 1 Dues Paying Member	\$ 1,000
Monthly Payment of Loan held by POA	\$ 896
Retirement of \$25K balloon payment	

In addition, there are plans underway to erect Shade Ports. With limited expenses, we expect to break even within 1-2 years. Attend the Common Area development meeting for details.

ⁱ Non-Recurring expense. Approved in last year's budget.