

RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION

Minutes of a meeting of the Board of Directors February 18th, 2015

A meeting of the Board of RSAPOA was held on February 18th at the home of Mike and Wendy Magras.

The meeting was called to order at 5:49 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 Jerry Hain (director at large, by phone).

Members Present: Dan White, Barry Disimone, and Mike Magras.

2) Welcome and call to audience for comments and presentations

- Mike Magras spoke on 3 subjects:
 1. Use of the runway and dumpster by non-members
 - i. Mike noted that some may feel taken-advantage-of, in that they are paying dues for the use and upkeep of these amenities while non-members are using them for free.
 2. Unsafe conditions on the Airpark's roadways.
 - i. Mike presented excerpts from the Association's CCR's.
 - CCR 3.6 regarding the association's duty to manage and care for property
 - CCR 5.2 regarding assessments and reserves sufficient to provide for repair and maintenance of Association property
 3. Raising dues
 - i. Mike presented CCR 5.4 regarding the limitation on increases of assessments
 - Mike explained that volunteers have been doing much to maintain the airpark and paying dues is another way of contributing.
 - ii. Mike presented ARS 33-1803 regarding 20% limitation of raising assessments from year to year.
- Barry Disimone spoke on the subject of Sister Airparks.
 - The concept was relayed by an individual at Pegasus Airpark
 - Barry investigated fees for use with sister airparks and found that insurance premiums remain the same
 - Barry explained that the idea of sister airparks is mostly about making it easier to fly and land between the members of these parks
 - Wendy Magras agreed to inquire with our legal service whether a "hold harmless" clause should be required

3) Approval of Meeting Minutes

- Minutes from the January 18th, 2015 meeting of the board were distributed to the board prior to this meeting and then presented again here with minor changes by Wendy and Randy.

Motion by Wendy Magras to approve the minutes from the January 18th, 2015 meeting as presented here by Ben Duncan.

- 2nd by Randy Wells
 - Discussion:
 - o none
 - All present voted “aye”
 - Motion carried
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- Minutes from the February 28th, 2014 meeting of the board were distributed to the board by Wendy Magras prior to this meeting and explained by Wendy Magras. Due to the secretary’s absence during most of that meeting, the minutes were long delayed and abbreviated.

Motion by Wendy Magras to approve the minutes from the February 28th, 2014 meeting as presented by her in email to the Board members in February 2015.

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

4) To Do List

- The board reviewed the to-do list. Progress is being made each month but volunteers are greatly needed to head-up and assist with important Airpark projects. All readers are encouraged to inquire with Wendy Magras.

5) Treasurer’s Report

- Randy Wells reported account balances and major expenses
- Report is attached
- Wendy gave Randy 4 checks and an insurance bill.
- Randy explained that he also went over and updated the budget spreadsheet. There are some anomalies with the trash removal payments.
- Randy explained that he was presented with an option to increase the Runway insurance from \$1MM to \$3MM but opted not to at this time.

Motion by Wendy Magras to accept the treasurer’s report

- 2nd by Ben Duncan
- Discussion:
 - o none
- 4 Board Members voted “aye”, one Board Member on the phone was inexplicably silent
- Motion carried

6) Taxes

- Randy Wells explained that he hasn’t started the 2014 tax return yet.
- Wendy Magras reminded Randy that we have income from the sale of a lot in 2014.

7) Budget

- Randy Wells explained that he still needs to make some changes to the Budget Spreadsheet before it can be approved. Wendy asked if he could distribute the updated document to the Board by email.
- The Board discussed a little about tie down revenue expectations for the budget.
- One potential tie down tenant backed out for personal reasons

8) Environmental Concerns

- Mike reported on the progress with Freeport McMoRan (FMC).
 - a) The airpark did get a letter response from FMC recently. Wendy agreed to forward that letter to the Board.
 - b) Pima County DEQ has completed an inspection (December 2014) and issued a report in which FMC was found in compliance with their permit. However, Mike explained that doesn't mean the issue is dead because the permit doesn't ask FMC to control odors not yet identified.
 - c) Arcadis, an independent engineering firm has reportedly been hired by FMC to investigate as well. Mike Magras met with representative from Arcadis who indicated they are still defining the scope of work.
 - d) Richard Ducote, Community Affairs Manager for FMC, is still communicating with Mike on the high intensity lighting nuisance. Mike explained that the first email exchange regarding nuisance lighting happened back in January 2014.
 - e) To summarize, Mike said that he is expecting substantive progress. The board discussed the next steps for the Airpark to take. It is yet to be determined.

9) Front Wash Crossing Report

- Wendy and Mike Magras explained that the cut-off walls are installed and now progress continues with removing 6" of soil/etc. between these walls so 4" of AB and 2" of asphalt can be installed. Mike reminded the Board that is the same thickness as the runway.
- Mike explained that he intends to create elevation marks on some pipes sticking out of the retaining walls for safety.
- Mike will be working with Magnum Paving on some minor clean-up issues and expects them to be done in a three more weeks depending on whether, scheduling, etc.
- Magnum Paving also did some work mid-runway where the large drainage pipe crosses. They installed a curb to mitigate settling issues. They didn't charge for this work.
- The Board thanks Mike Magras profusely for managing this project.

10) Common Area

- Randy Wells explained that one tie down is ready for business. The Association has anchoring materials for more tie downs but no immediate plans to install them. The best location for tie downs is yet to be determined.
- Jay Bennett has marked the layout of a "Ruby Star Airpark" logo to be painted on the runway.
- Barry Disimone leading the effort to build demand for the Airpark's amenities. As an example, he has had discussions with Pete Stogsdill, exploring the possibility of renting a utility hangar for Pete's work. Pete says he'll need one around September 2016. To conduct operations, Pete would need space to park planes, 220watt electric power, a hard

surface, and a room with a restroom. He may be willing to pay around \$300/month for such a set-up.

- The Board discussed the need for a site plan before Pima County will issue permits for any structures. Dan White, who is more familiar with the procedures and key decision makers at the county offices, agreed to go to the county for a pre-submittal talk if Randy Will get an initial site plan to Dan. Randy agreed to that and Barry agreed to meet with Randy to help roughly lay one out.
- Jerry Hain explained that, in his experience, septic plans came first, then electric. He also reminded the Board that a water supply needs to be considered.
- Barry Disimone explained that he's in exploratory discussions with Gary Schneider who has interesting ideas on subletting property and running fuel and maintenance operations.
- Finally Barry Disimone let the Board know that he is in discussions with 3 prospects for lot sales at the Airpark and they are all interested in hangers.

11) Gomez Lot Exchange

- Wendy explained that the Gomez lot exchange is still in progress and she's not getting a lot of response from the title company lately.

12) Landscaping

- Wendy explained that Ken Spaulding has completed much work clearing brush around the airpark and will begin work spraying herbicide next. He has suggested that the Association sell the spraying equipment it has so we can buy a sprayer appropriate for the Airpark.

13) Airpark Maintenance

- The board discussed CCR 3.6 and the Association's requirement to maintain a safe, attractive and desirable condition for members.
 - a) Noted conditions were:
 1. The end of Lost Silver needs to be closed for safety until it is repaired
 - i. Ben Duncan agreed to propose a plan to fix the end of Lost Silver Lane that doesn't cost tens of thousands of dollars.
 2. Bonanza Gold has a few spots that need fill and rip rap.
 - i. Wendy Magras agreed to ask Carl Taylor to do some fill work on bad places around the Airpark's roadways.

Motion by Ben Duncan to ask and authorize Carl Taylor to spend up to \$500 on Road Closed signs and barriers and place them in front of unsafe roadway areas in the Airpark.

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

14) Raising Dues

- The Board Discussed raising dues to improve Airpark sustainability. The Board was split on the issue with Wendy Magras in favor and Ben Duncan strongly opposed.
- Barry Disimone explained that the magnitude of the dues is a battle to explain when selling a lot, especially considering that Ruby Star Airparks dues are higher than some of its airpark neighbors.

- James Lyne mentioned that a special assessment may be a tax advantage to some over the raising of dues.

Motion by Wendy Magras to raise Association dues by 20%.

- 2nd by (no-one)
- Discussion:
 - o none
- Motion died for lack of a second

15) Adjournment

Next meeting of the Board will be:

Date: March 18th 2015

Time: 5:30 pm

Location: Randy Wells' office (Ascent Aviation)

Final Notes:

- Board members will stay after for closed session

Motion by Wendy Magras to adjourn.

- 2nd by Ben Duncan
- Discussion:
 - o None
- All present voted "aye"
- Motion carried

Meeting adjourned at 7:46 pm.

	2015 Budget	Jan 2015 Actual	Feb 2015 Actual	Mar 2015 Actual	April 2015 Actual	May 2015 Actual	Jun 2015 Actual	Jul 2015 Actual	Aug 2015 Actual	Sep 2015 Actual	Oct 2015 Actual	Nov 2015 Actual	Dec 2015 Actual	YTD Actual	Difference	2016 Anticipated
Trash Removal																
Regular Contractor	\$ 3,000.00	\$ -	\$ 487.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 487.66	\$ (2,512.34)	\$ 3,000.00
Airpark Promotion																
Special Events Fly-In	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,000.00)	\$ 1,000.00
Advertising	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (500.00)	\$ 500.00
Debt Service																
Huey Loan Interest Expens	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (9,000.00)	\$ 9,000.00
Huey Loan Debt Reduction	\$ 6,192.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (6,192.00)	\$ 6,192.00
Fences																
Design/Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs/Construction	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,000.00)	\$ 1,000.00
Common Area																
Design/Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Demo/Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tie Downs	\$ 2,000.00	\$ 729.68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 729.68	\$ (1,270.32)	\$ -
Office Expenses																
Postage	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (150.00)	\$ 150.00
Software	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (150.00)	\$ -
Misc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.00
TOTAL EXPENSE	\$ 102,181.99	\$ 782.21	\$ 38,106.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,888.41	\$ (63,293.58)	\$ 57,282.00
NET CASH FLOW	\$ (33,590.99)	\$ 13,204.97	\$ (4,036.20)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,168.77	\$ 42,759.76	\$ 14,768.00
(Bal Fwd fm prev yr.)	\$ 67,564.47															
Forecast End-of-Month Balance		\$ 80,769.44	\$ 76,733.24	\$ 76,733.24	\$ 76,733.24	\$ 76,733.24	\$ 76,733.24	\$ 76,733.24	\$ 76,733.24	\$ 76,733.24	\$ 76,733.24	\$ 76,733.24	\$ 76,733.24	\$ 76,733.24	\$ 76,733.24	\$ 76,733.24

Potential liabilities in next 5 years:			
Major road repairs	\$	Cost 300,000.00	Potential Assessment per lot: \$ 5,000.00
Bankruptcy: fees to Greenberg if not covered by lot sales	\$	52,800.00	\$ 812.31