

RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION

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

A meeting of the Board of RSAPOA was held on March 18th at Ascent Aviation in Tucson.

The meeting was called to order at 5:38 pm Mountain Standard Time.

1) Roll call

Directors Present: Wendy Magras (president), Randy Wells (treasurer), Ben Duncan (secretary), and Jerry Hain (director at large).

Members Present: Barry DiSimone.

2) Welcome and call to audience for comments and presentations

- No comments

3) Approval of Meeting Minutes

- The Board reviewed the February 18th meeting minutes. A minor correction was made to item 7.

Motion by Wendy Magras to approve the minutes from the February 18th 2015 meeting of the Board as updated during this meeting.

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

4) Treasurer's Report

- Randy Wells reported funds received, account balances and major expenses
- Report is attached
- Magnum Paving will be paid for the wash crossing work following resolution of one minor issue with the paving
- Randy explained that the taxes are not complete and an extension has been filed.

Motion by Ben Duncan to accept the treasurer's report

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

5) To Do List

- The Board reviewed and updated its running to-do list

- The Board requests volunteers to head-up and organize small improvement projects around the airpark

6) 2015 Budget

- The Board reviewed the latest updated 2015 budget.
- There was a question about lot sales expenses that should be in the budget. Randy agreed to investigate.
- There was some discussion around the cost, and importance, of roadway erosion control. Wendy agreed to set up a tour of the damaged roadways around the Airpark at the next Board meeting.

Motion by Wendy Magras to approve the 2015 budget as presented by Randy here.

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

7) Environmental Concerns

- Wendy reported that there has been little progress this month with Freeport MacMoRan but generally lights have been a little less bright and there have been less complaints about chemical smells of late.

8) Front Wash Crossing Construction

- Wendy Magras reported that the Airpark has one concern with a slight depression as you come out of the first crossing on the way into the airpark. Wendy will discuss it with Magnum to see if anything can be done. It is expected that the problem will get better with time. Magnum will be paid following Wendy’s discussion with Magnum.

9) Common Area Committee Report

- Barry DiSimone reported some changes to the site plan the committee has been working on. It involve reconstructing 7 hangers on the far-east side of the runway and confining them to parcel #150.
- Zeigh Owensby has offered to create a new sketch. Randy was pleased to delegate that responsibility.
- Wendy agreed to send Magnum Paving’s quote for paving hangar areas to Barry DiSimone
- Barry noted that Gilberto will give the Airpark a bid for reconstructing hangers
- Barry explained that his promotion of the Airpark is progressing and he’ll be checking with area hotels, casinos, resorts and attractions in the area to see if they’ll run a pick-up and delivery service and rent space on the Airpark’s website.
- The committee is also exploring 25 year leases for parties interested in building hangars (of our design). Barry can build a website page just for hangars if the Board wishes.
- The Board asked Barry to pursue this model of leasing space for hangar construction and continue to report details and progress.

10) POA Lot Sales

- The Airpark is working with two more prospective buyers this month

- Barry DiSimone asked the Board to help him give prospective buyers a better idea of what types of home and hangar construction plans would be accepted. He's preparing photos of existing approved designs to distribute to prospective buyers.
- Wendy Magras requested that a "lots for sale" sign be posted outside the Airpark. Barry agreed to post the signs.

11) Landscaping Update

- The board expressed great gratitude to Ken Spaulding and Carl Taylor for burning the debris in the common area and clearing the brush around Airpark roadways. They have continued to do much more than their share of the work around the airpark.
- Wendy agreed to contact AAA landscaping to get day-rate pricing so we can ease the burden on the few members volunteering to do most of the work around the Airpark.
- Jerry Hain explained that he is willing to loan/rent his tractor out to trained/skilled operators if it will help.

12) CCR Update

- Wendy explained that she is working on getting a document whose changes can be tracked to the existing CCR's.

13) Visitor Policy

- Wendy Magras will be contacting the attorney to determine how necessary our hold harmless agreement is for visitors flying in and using the Ruby Star Airpark runway.

14) FAA Information Update

- Wendy Magras is working on updating FAA's information. The update was originally due by Jan 7th 2015 and will be completed soon.
- This is one of the projects that could use a volunteer. The Board recognizes that Wendy Magras has taken on more than her share of Airpark administrative work and is deeply appreciative. Volunteers are requested.

Adjournment

Next meeting of the Board will be:

Date: May 20th 2015

Time: 5:45 pm

Location: The home of Mike and Wendy Magras

Final Notes:

- None

Motion by Ben Duncan to adjourn.

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

Meeting adjourned at 7:26 pm.

Treasurer's Report 1-31-2015 thru 2-27-2015

Previous Balance:		<u>\$80,769.44</u>
Deposits:		
Dues	\$ 34,320.66	
Savings Interest	\$ 0.56	
Total Deposits Accts:		\$115,090.66
Bills Paid:		
Postage	\$ 6.49	
Trico Electric	\$ 18.50	
Goldschmidt – Legal	\$ 500.00	
Regal – Runway Insurance	\$ 1,100.00	
RSAP Insurance D&O etc	\$ 4,348.55	
Total Bills Paid:		\$ 5,973.54
Current Checking Balance:		\$94,426.45
Current Savings Balance:		\$14,690.67
Total Cash Assets:		<u>\$109,117.12</u>