

RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION

Minutes of a meeting of the Board of Directors January 19th, 2014

A meeting of the Board of RSAPOA was held on January 19th at the home of Holly Smith and Jay Bennet.

The meeting was called to order at approximately 2:10 p.m. Mountain Standard Time.

1) Roll call

Directors Present: Wendy Magras (president), Rifka Boswell (vice president), Holly Smith (treasurer) and Randy Wells (director at large). Ben Duncan (secretary) is not present because of Military duty.

Members Present: Madonna Taylor, Mike Magras, Melody Ballard, Glen Ballard and Don DeBelle. Other guests included Grant Smith and Richard Smith.

2) Determination of Officers (first meeting of the year).

- Wendy had spoken with Ben – Ben’s desire was to remain “secretary”.
- Holly would be glad to be treasurer again.
- Randy was filling the position of the former “Member at Large” and felt that would be appropriate.
- At this point it was pointed out that we should read basic definitions of each title. Wendy had copies of those with her and read them.
- After describing the duties of the treasurer Holly asked if she could discuss procedures concerning the treasurer. Wendy agreed it was the appropriate time.
 - o Concerns by Holly – Treasurer wasn’t receiving all bills. After discussion it was agreed that all bills should be sent to both Wendy and Holly.

Motion is made by Wendy Magras “Officers for 2014 are Wendy Magras as President, Rifka Boswell as Vice President, Holly Smith as Treasurer, Ben Duncan as Secretary and Randy Wells Director at Large.

- 2nd by Randy Wells
- Discussion:
 - o None
- Wendy Magras, Rifka Boswell, Holly Smith and Randy Wells voted “aye”.
- Motion carried

3) Welcome and Call to Audience.

- Wendy had an email that she had been asked to read into the minutes (See Attachment 1, A scanned version of the email). The email from Ken Spaulding concerning continuing infractions of associate membership

requirements. There were several additional requests which were on the same topic. These requests are included.

Motion is made by Wendy Magras for “the Board to review these allegations and determine a course of action during a closed meeting”

- Discussion:
 - o Ensued about whether a Motion was needed and whether it should be in closed session.
 - o It was agreed that infractions should be added to the next month’s agenda.
 - o Melody Ballard asked that her comment be read. See attached as Attachment 2.
- 2nd by Randy Wells
- Discussion:
 - o None
- Wendy Magras, Rifka Boswell, Holly Smith and Randy Wells voted “aye”.
- Motion carried

Motion is made by Wendy Magras for “the Board to review the enforcement policies for the CC&Rs”

- Motion was never 2nded.

4) Treasurers Report

- Checking \$11,572.10
 - Savings \$243.24
 - Significant Bills
 - o PRE: Oct 7 – Dec 29, 2013 \$3,745.00
 - a) Question about survey charges when Alan Speth was providing survey services for free. The charge on the invoice was for Mr. Speth providing raw survey data to the engineering firm and the engineering office had to “make a topo map” from the data which is charged to survey.
- Completed are:
1. Analysis and survey
 2. Topo Map
- Concept plan
1. Still need: Construction Drawings

Motion is made by Holly Smith “Invoice 12116 from PRE be paid for \$3,745.00”

2nd by Wendy Magras

- Discussion:
 - o None
- Wendy Magras, Rifka Boswell, Holly Smith and Randy Wells voted “aye”.
- Motion carried

Invoice from Regal Aviation Insurance – which is insurance for the Runway. It's \$1,044.00. This is an annual renewal, up \$22.00 from last year; Provides two million dollars in liability insurance.

Motion is made by Holly Smith "We approve the payment of \$1,044.00 to Regal Aviation Insurance"

2nd by Wendy Magras

- Discussion:
 - o None
- Wendy Magras, Rifka Boswell, Holly Smith and Randy Wells voted "aye".
- Motion carried

Holly sent an email Merna Tousey is the agent for the policy that replaced State Farm. It's out for bid, not due till February 26th. Last year was \$4,295.00. Don't have current bill; will discuss during budget discussion.

Wendy received the bill from Carolyn Goldschmidt on 12/30/2013.

One for Dec 5th and another for January 7th.

There was discussion that when we go to the attorney that the Board is included in all correspondence. Discussion was moved to the Dec 5th bill for \$375.00 for 1 ½ hrs.

Motion is made by Holly Smith "We approve the \$375.00 Invoice for December 5th."

2nd by Wendy Magras

- Discussion:
 - o None
- Wendy Magras, Rifka Boswell, Holly Smith and Randy Wells voted "aye".
- Motion carried

Discussion moved to the January 7th invoice. Rifka and Holly felt that procedures when contacting an attorney were not followed. It was acknowledge that a procedure is in place and needs to be followed when communicating with the attorney. Also if there are requests of the another member needs responses that all members will respond even if the response is no comment.

Motion is made by Holly Smith "That the January 7th bill of \$250.00 be paid upon Wendy sending out the email that was sent to her on 12/30/2013."

2nd by Randy Wells

- Discussion:
 - o None
- Wendy Magras, Holly Smith and Randy Wells voted "aye".
- Rifka Boswell abstained. Siting protocol wasn't followed.
- Motion carried

Significant Bills Continued.....

- Major checks that were written in December but cleared in January were.
- a) \$5,254.17 paid to Jay Bennett for payment of fence loan.
- b) \$5,254.17 paid to Carter for payment of fence loan.
- c) 25th of November paid the credit card for \$14,211.65 bill form SealCraft for the Runway.
- d) Electric and Trash was the only other amounts on the Credit Card.

Motion is made by Wendy Magras "To approve the Treasurer's Report".

2nd by Rifka Boswell

- Discussion:
 - None
- Wendy Magras, Rifka Boswell, Holly Smith and Randy Wells voted "aye".
- Motion carried

5) 2014 Goals

- 1) CC&Rs Corrected and amended to help us to run the .
 Madonna Taylor had worked with a committee that reviewed the existing CC&Rs. They were never reviewed by the then existing Board. Madonna Taylor, James Lyne and Rifka Boswell made extensive changes. Madonna will fo
- 2) Reserve funds, try to get a handle on long term costs to run the Airpark.
- 3) Maintenance Concerns:
 - The fence.
 - Weed abatement.
 - Burn Pile.
- 4) Lot Sales
 - a) Fly in Event
- 5) Fuel Truck – Feasibility?
- 6) Long Term Plan for Common Area
 - Tie Downs
 - Reconstruction of Hangers
- 7) Wash Crossings
 Concept Drawing: Estimate for all bells and whistles is \$63,000 includes both crossings. Board needs to pick the "features" needed. Board is using \$25,000 for a budget. What can we do for \$25,000.
- 8) Re-Erect the hangers. Note: ½ paid for re-engineering the hangers. One reason they were taken down is that they were buckling.
- 9) Runway Erosion – cost to use backhoe to fill sides as a temporary fix. Discussion as to whether this was enough. If we needed to do more now or if we can postpone the big bill using temporary methods.

Budget:

Discussion:

Cap wells and turn off electricity to wells. Reactivation if needed would run approximately \$1000.00.

Roadways – Probably number 1 priority. Budgeting \$25.000 will hopefully take care of both crossings.

Weed abatement. - cut off in October. Need a plan. \$3000.00 is probably low.

Runway Center line: Remove center line – not required; allows \$500.00 for something else more essential.

Backhoe: labor for Maintenance of the Backhoe and Sweeper. Sweeper needs a new set of tires.

Trash Removal: Dumpster is running \$3000.00 year. With a limited budget and the real need to move forward with the road crossings the \$3000.00 for 8 full time residents seems excessive. Certain residents have made statements that they will not pay their annual dues if the dumpster is removed. There have been reports of non-members coming on to the park just to use the dumpster. Ballpark for an individual to have trash pickup is about \$400.00 year. Decision is to leave it in. Email residents to allow time for comment. Email should state pros and cons.

Owe \$25,000 on debt for fence. Interest is \$1,500.00

Fence Repair: West side still has wood sticks as poles. Holly says Jay can fix it. Amount will be left in the budget.

First run through puts us \$10.000 over budget. Lowered amount for erosion control from \$2,500 to \$1,500.

Motion is made by Wendy Magras to accept the budget given “That Holly make the amendments per our discussion and allow Holly to make minor edits and then email it to us ”

2nd by Randy Wells

- Discussion:
 - o None
- Wendy Magras, Holly Smith and Randy Wells voted “aye”.
- Rifka Boswell abstained. Siting protocol wasn’t followed.
- Motion carried

Next meeting set for February 10th 6:00pm.

Fly in is set for March 8th. Get flyers from Ron Alegria if you are attending

something where we can advertise.

Motion is made by Holly Smith "That we approve the 12/30/2013 minutes."

2nd by Randy Wells

- Discussion:
 - o None
- Wendy Magras, Holly Smith and Randy Wells voted "aye".
- Rifka Boswell abstained. Siting protocol wasn't followed.
- Motion carried

8) Adjourn

Motion is made by Wendy Magras to adjourn

- 2nd by Ben Duncan
- Discussion:
 - o None.
- Randy Wells, Wendy Magras and Rifka Boswell and Holly Smith voted "aye".
- Motion carried

Re-Open meeting after closed discussion for the making of a motion.

Motion is made by Wendy Magras that "If one of the board members can bring a contract ready to sign for a realtor we will move forward with that realtor by this Sunday noon, otherwise we will sign a listing agreement with Barry Simone the terms of which are 3 percent selling commission 3 percent buying commission with an additional clause which states that if a new realtor is identified and signed then we can terminate the listing agreement"

- 2nd by Randy Wells
- Discussion:
 - o Randy - We'll agree to 5 and 5 percent with a new realtor.
- Randy Wells, Wendy Magras and Rifka Boswell and Holly Smith voted "aye"
- Motion carried

8) Adjourn again. Time 5:30pm

Motion is made by Holly Smith to adjourn

- 2nd by Wendy Magras
- Discussion:
 - o None.
- Randy Wells, Wendy Magras and Rifka Boswell and Holly Smith voted "aye".
- Motion carried

Wendy Magras, President 520-749-0696 wendymagras@gmail.com

Rifka Boswell, Vice President 520-834-8853 rifkatz@triconet.org

Ben Duncan, Secretary 520-260-2668 Ben.Duncan@edwardjones.com

Randy Wells, Member at large 502-579-0418 randy.wells1@flica.net

Holly Smith, Treasurer 520-625-1221 hollyfolly@comcast.net

To: RSAP Homeowners and Board of Directors
From: Ken Spaulding
Date: January 12, 2014
Subject: Continuing Infractions of Associate Membership Requirements

Within the last several years, the RSAP Board approved a requirement for non-property owners using RSAP to maintain aircraft insurance and name RSAP as a secondary insured on their individual policy.

Additionally, an associate membership program was established in 2012. The associate membership program was intended to produce an additional revenue stream for the association from non-members who wished to base their aircraft at RSAP.

Both of these requirements are specifically addressed on the RSAP website so that all property owners who offer their personal hangar space or parking space to prospective guests and/or renters have knowledge and guidance of the requirements set forth by the association.

Unfortunately, these requirements have largely been ignored. There have been and continues to be individual property owners allowing non-owners to base their aircraft at RSAP long term (vastly exceeding the requirements spelled out) without paying for the use or supplying insurance requirements. In fact, one aircraft has been based and continues to be based at RSAP for multiple years without paying one dime to the association.

It is a known fact by other residents of the airpark, besides myself, who have witnessed the continued usage of RSAP by non-property owners thus denying revenue for the use of the airpark and infrastructure. There continues to be a Stinson 108 non-resident based aircraft using the airpark. In the past there has been a Cessna 182 and a Cessna 172 using RSAP for an extended period of time.

I pay dues for my property just like everyone else and I expect my share will help benefit the airpark. My dues along with all property owners are not intended to give free usage of the airpark past the guidelines previously implemented. I have a hard time understanding why some property owners feel they are justified allowing the continuation of this practice and especially a board member.

While we all want to have an aviation friendly community through aircraft usage of the airpark there are guidelines to consider and adhere to.

It is incumbent upon the board to enforce these approved rules and to take appropriate action as necessary.

From: **melody2read** <melody2read@gmail.com>
Date: Wed, Jan 15, 2014 at 5:28 PM
Subject: Non-payment of use fees
To: Wendy Magras <wendymagras@gmail.com>

Wendy Magras, President
Board of Directors
Ruby Star Airpark

Dear Ms Magras,

I am writing to you regarding our concern pertaining to non-payment of use fees by non-residents.

My husband Glen and I request that the Board enforce the use fee policy and investigate any observed or similar activities they may be aware of. We request that the Board hold accountable any owner who is or has been violating this policy. We also request that consideration be made for the owner to be required to pay any license fees to the Association that have not been paid by the tenant. In addition, it would be appropriate that interest plus a penalty as allowed by CCR 3.11 and Bylaw VII.1(a) and (b). also be levied.

Sincerely,
Melody and Glen Ballard

Sent from my iPad