

# **RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION**

## **Minutes of a meeting of the Board of Directors May 20<sup>th</sup>, 2015**

A meeting of the Board of RSAPOA was held on May 20<sup>th</sup> at the home of Wendy and Mike Magras.

The meeting was called to order at 6:15 pm Mountain Standard Time.

### **1) Roll call**

Directors Present: Wendy Magras (president), James Lyne (vice president) by phone, Ben Duncan (secretary), and Jerry Hain (director at large).

Members Present: Pete Stogsdill (for the tour of roadways), Mike Magras (for the tour of roadways) and Holly Smith (for part of the meeting by phone).

### **2) Tour of Roadways/Wash Crossings throughout the Airpark**

- The board started this meeting by driving to several locations inside the airpark where roadways and shoulders are being eroded faster than they are repaired:
  - a) Lost Silver Lane (wash crossing near the far west end badly eroded)
  - b) Copper Cave Drive (4 wash crossings needing various levels of repair or replacement)
  - c) Bonanza Gold Drive (5 wash crossings, two with very steep drops at edges, needing various levels of repair or replacement)
  - d) Lost Emerald Drive (west of Bonanza Gold drive, the southern shoulder is growing a deep trench along the edge of the road)
  - e) Ruby Airpark Drive (approaching the runway on the eastern edge of the road, shoulder has been reinforced with some leftover concrete but will continue to erode without further maintenance)
- The board made no decisions but discussed the importance of creating a plan, and placing top priority on maintaining the roadways.

### **3) Welcome and call to audience for comments and presentations**

- None

### **4) Approval of Meeting Minutes**

- The board reviewed the minutes from the March 18, 2015 meeting of the Board.

**Motion** by Wendy Magras to approve the minutes from the March 18<sup>th</sup>, 2015 meeting.

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

### **5) To-Do List**

- The Board went through the running To-Do list and made updates

## 6) Treasurer's Report

- Randy Wells has resigned from the board for personal reasons related to changes in his position at work.
- Wendy agreed to solicit volunteers for a new Board director.
- The board reviewed the Treasurer's report submitted by Randy before his resignation including account balances and major expenses.
- Report is attached

**Motion** by Wendy Magras to accept the treasurer's report as presented

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

## 7) Property Management Service

- Wendy discussed the hiring of a property management service
  - a) Caden management declined to service the Airpark, partly due to the lack of a reserve fund
  - b) Wendy interviewed 3 different management companies and found ADAM the best fit for Ruby Star Airpark. She said manager Bill McGuire seems to get the Airpark.
    - 1. ADAM quoted the following
      - i. \$284 per month to service monthly accounting, minutes, elections, collections, dues and compliance notices and other association management duties.
      - ii. \$250 startup fee

**Motion** by Ben Duncan to authorize Wendy Magras to hire ADAM Co. as property manager pending a 3 day final review of the contract by board members before she signs.

- 2nd by Jerry Hain
- Discussion:
  - o The board discussed additional costs that ADAM Co. may charge in the course of doing Airpark business. The discussion centered around possible fees for the clean-up of our accounting files but there are other possible expenses.

**Revised Motion** by Ben Duncan to authorize Wendy Magras to hire ADAM Co. as property manager, pending a 3 day final review of the contract by board members before she signs, and provided that she does not expect all service charges by ADAM to exceed \$4000 per year.

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

## 8) Freeport MacMoRan Issues and Future Plans

- Wendy Magras reported on the recent community meeting held by FMC to discuss their 20, 40, and 80-year development plans

- a) FMC plans to relocate a wash, relocate some electric power lines, and deposit mine tailings within 1000 feet of McGee Ranch Road on the south side near the Airpark
  - 1. Wendy asked FMC to develop a simulation of what that will look like from the Airpark's perspective. She agreed to distribute that simulation if she receives it.

#### **9) Common Area Committee**

- Barry DiSimone, Dan White and Zeigh Owensby have continued to work on development plans but the board decided to discuss that at a later date.
- Barry DiSimone's real-estate contract with the Airpark expires in June. He has notified the Board that he will not renew it for the next year.
  - a) Wendy agreed to contact a replacement agent. She may know of one in Phoenix who specializes in airparks.

#### **10) POA Lots**

- The Gomez exchange escrow agent has indicated that a 1031 exchange may require a facilitator. Wendy Magras said she will continue working to see if that is true and push forward with the exchange of lots.

#### **11) Landscaping**

- There has been no progress on weed abatement.
- Wendy is working with Carl Taylor to perform some erosion control measures in preparation for monsoons.

#### **12) CCR Update**

- Jerry Hain acquired a word document representing the current CCRs so changes can be tracked.
- Jerry and Wendy will work together following this meeting to incorporate the Board's drafted changes to date.
- The new property manager, ADAM, is expected to assist in the process of updating CCR's.

#### **13) Fly-in Visitor Policy**

- Barry DiSimone and Wendy Magras have been working to determine if the Airpark really needs a "hold harmless" agreement in place for fly-in visitors. The end result, determination, is: As long as the Airpark is not negligent, it's ok to not ask for a hold harmless agreement. Our attorney and insurance company have both concurred.

**Motion** by Wendy Magras to change the visitor policy and no longer require fly-in visitors to sign hold harmless agreements nor to furnish insurance documentation before landing.

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

#### **14) Roadway Maintenance**

- It is clear to the Board that roadway maintenance is a top priority that requires a person to manage the process.

- Wendy Magras agreed to ask for a Roadway Maintenance Manager volunteer in her next newsletter.

### **15) New Director**

- A new director position is available with the departure of Randy Wells.
- Wendy Magras agreed to solicit candidates for appointment in her next newsletter.
- The Board discussed the need for assigning the Treasurer's position to a director. At this time, no Board member was willing to take that on. The Board expects a new property management company to perform many of the treasurer's duties.

## **Adjournment**

### **Next meeting of the Board will be:**

**Date: June 17<sup>th</sup>, 2015**

**Time: 6pm**

**Location: The home of Wendy and Mike Magras**

### **Motion** by Wendy Magras to adjourn.

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

**Meeting adjourned at 7:52 pm.**

## Treasurer's Report 2-27-2015 thru 3-31-2015

<b>Previous Balance:</b>		<b>\$109,117.12</b>
<b>Deposits:</b>		
Dues	\$ 4,670.00	
Runway Use	\$ 80.00	
Donation (Ballard – Trash Pickup)	\$ 250.00	
Savings Interest	\$ 0.64	
<b>Total Deposits Accts:</b>		<b>\$114,117.76</b>
<b>Bills Paid:</b>		
Trico Electric	\$ 18.62	
Gate House Roof Repair Reimbursement (Mikels)	\$ 500.00	
Tie Down Materials	\$ 92.45	
Credit Card	\$ 2,143.30	
Safeway Fuel– Backhoe	\$ 6.12	
Safeway Fuel– Backhoe	\$ 125.00	
Earhart Equipment	\$1,274.65	
Pima County PDEQ	\$ 51.50	
Creco Rental	\$ 165.50	
Waste Management	\$ 243.83	
Waste Management	\$ 276.70	
<b>Total Bills Paid:</b>		<b>\$ 2,754.37</b>
<b>Current Checking Balance:</b>		<b>\$96,672.08</b>
<b>Current Savings Balance:</b>		<b>\$14,691.31</b>
<b>Total Cash Assets:</b>		<b><u>\$111,363.39</u></b>

**Treasurer's Report  
3-31-2015 thru 4-30-2015**

**Previous Balance:** **\$111,363.39**

**Deposits:**

Savings Interest \$ 0.60

**Total Deposits Accounts:** **\$111,363.99**

**Bills Paid:**

Trico Electric \$ 18.37

Magnum Paving \$ 33,300.00

Goldschmidt – Legal \$ 600.00

**Total Bills Paid:** **\$ 33,918.37**

**Current Checking Balance:** **\$62,753.71**

**Current Savings Balance:** **\$14,691.91**

**Total Cash Assets:** **\$ 77,445.62**