

RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION

Minutes of a meeting of the Board of Directors December 3rd, 2014

A meeting of the Board of RSAPOA was held on December 3rd at the home of Mike and Wendy Magras.

The meeting was called to order at 5:36 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: Barry DiSimone by phone (until 7:23 pm), Holly Smith by phone and Jerry Hain arrived at 6:18pm.

2) Welcome and call to audience for comments and presentations

- Before the call to audience Wendy Magras reviewed meeting etiquette and asked member attendees, in order to manage the length of the meeting, to be recognized by the Board before speaking out.
- Barry DiSimone thanked the Board for working so well together.
- Wendy Magras mentioned that Melody Ballard wouldn't be able to attend tonight for health reasons.

3) Approval of Meeting Minutes

Motion by Randy Wells to approve the minutes from the October 4th, 2014 General meeting as a draft to be sent to membership for review.

- 2nd by James Lyne
- Discussion:
 - o none
- All present voted "aye"
- Motion carried

Motion by Wendy Magras to approve the minutes from the September 19th, 2014 Board meeting.

- 2nd by James Lyne
- Discussion:
 - o none
- All present voted "aye"
- Motion carried

4) Treasurer's Report

- Randy Wells reported account balances and major expenses
- Report is attached
- Randy noted the following:
 - a) He is matching the Treasurer's reports with the association's bank statements now

- b) Wendy reported that the mailbox is currently broken and she hasn't been able to get the association mail.
- c) There are 3 delinquencies: one in bankruptcy, the second is making progress on significant lateness, and a third member is two quarters behind. He reminded the board that liens are written on properties that are more than three quarters behind on dues payments.
- d) The association received a check in the amount of \$43,655.07 from Mr. Hain to finalize the purchase of his lot and those funds will be used to pay off loan(s).
- e) There is a tie-down customer who will start paying soon, approximately \$400 annually.

Motion by Wendy Magras to accept the treasurer's report

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

5) Assets and Liabilities

- Wendy asked Randy Wells to create a spreadsheet of loans and liabilities with details.
- The Board reviewed encumbrances:
 - o 5 slots encumbered, 4 of them have Huey loan restrictions, 1 has lawyer fee encumbrances that need to be sorted out. James Lyne agreed to look through the files and attempt to bring some light to the situation on the latter.

6) Environmental Concerns

- Mike Magras wrote a letter and proposed that the Board have it sent to an effective manager at Freeport McMoRan. Wendy Magras asked to have our attorney send it. Ben Duncan asked to just send it to them without involving the attorney in order to save unnecessary costs. Ted Stanley asked the Board to add dates and times for instances mentioned in the letter. Ben agreed to try to determine an effective manager at Freeport McMoRan to send the letter to.

Motion by Wendy Magras to ask Mike Magras to append dates and a list of contacts and have Wendy put it on RSAPOA letterhead and send it to Sharon Bronson (Pima County Supervisor), our best guess of an effective manager at Freeport McMoRan, and Community Relations at Freeport McMoRan.

- 2nd by Randy Wells
- Discussion:
 - o Ted Stanley said that the Board should communicate with other parties in the area that are offended by the smell.
- All present voted "aye"
- Motion carried

7) AOPA Magazine

- James Lyne's name is in there now!

8) Front Wash Crossing Construction Update

- Wendy Magras explained that Magnum Paving has assigned a project leader. We don't have a start date yet.
- Wendy also requested a quote from Magnum to pave a 100,000 square foot area for tie downs. The price quoted was about \$85,000. She will go back to them and ask for less square feet.
- Mike Magras has agreed to be the Association's project manager for the wash crossing construction projects. A huge thanks goes out to Mike for taking so much of his time to oversee projects like this now and in the past.
- The Board discussed the bid price for the two wash crossings which is about \$33,000.

9) Common Area

- Barry DiSimone explained that some of the common area plans are now on the website: www.rubystarairpark.com
- Randy Wells proposed that the Association use the approach end of Runway 6, on the North side, as a tie-down area. The plan would be to install tie down anchors there, a relatively inexpensive task, making about 5 tie-down spaces available for rent.

Motion by Randy Wells to place tie down capability, to the capacity of available space, on the North end of Runway 6 approach with a \$2000 spending limit.

- 2nd by Wendy Magras.
- Discussion:
 - o Ted Stanley discussed the space available. Randy explained that there is about 180 linear feet of space that could be used for tie downs.
- All present voted "aye"
- Motion carried

- Randy agreed to take on the task of completing this project
- The Board discussed the merits of chip-seal vs pavement for tie down spaces and plane parking areas. Randy agreed to look into it.

10) POA Lot Sales

- Wendy explained that she has been receiving about 1 to 2 calls per week about the lots.
- Barry DiSimone said that his recent use of Word Press and search engine optimization has made a difference
- The board discussed raising the advertised pricing of the lots.

Motion by Ben Duncan to raise the asking price for lots 164 and 165 to \$84,500 and raise the asking price for lot 130E to \$79,900.

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

11) Gomez Lot Exchange

- The Board discussed the need for an appraisal on both lots before an exchange can happen. There was lack of definitive agreement either way but the Board agreed to continue the

process without appraisals due to the perceived extremely-remote chance of appraisals becoming an issue.

- Wendy explained that the original hope of a simple quit claim exchange process was not advised by our attorney. A title company will need to be involved for a title search, etc. The cost is expected to be around \$700 to \$1000 to get title insurance.

Motion by Wendy Magras to use an escrow company to perform the Gomez lot exchange and spend no more than \$1000 in the process.

- 2nd by Randy Wells
- Discussion:
 - o Barry DiSimone explained that title insurance is a good thing and so is having a good relationship with an escrow company
 - o Wendy clarified that Mr. Gomez will get his own title insurance and our CPA has been made aware of the transaction
- All present voted "aye"
- Motion carried

12) Equipment Repairs

- The repairs to the sweeper are complete but now the battery is dead.

Motion by Wendy Magras to spend up to \$250 to replace the sweeper's battery using Wendy's best informed judgment as to the type of battery to buy.

- 2nd by Ben Duncan
- Discussion:
 - o There was some discussion about finding the least expensive way to replace the battery and getting a warranty but the Board deferred to allowing Wendy to use her best judgment.
- All present voted "aye"
- Motion carried
- The repairs for the Backhoe are done
- The Dump truck conveyed to the association by Jim Murrell still needs work and Wendy agreed to pursue it.
- The Board noted that Jim Murrell's lot has been cleaned up significantly

13) Landscaping

- Wendy called A&K Landscaping but they didn't return the call
- The Board noted that there is still \$4300 in the budget for landscaping that has not been used yet.
- Jerry Hain agreed to work on this project of getting bids for controlling/treating/removing vegetation along the roads, taxiways and runway and spending less than \$4300.

14) CCR Update

- Wendy has started retyping the CCR update that the Board has been working on

15) Easements

- Wendy noted that she has completed another easement: the East Front Gate easement.

16) 2015 Budget

- The Board reviewed a first draft of the 2015 Budget and put in rough numbers
- The Board discussed the need for an audit and who might do it without a ton of cost to the association
- Wendy and Randy agreed to talk to Glen Ballard about the specifications for preparing a tie down area for pavement since his son works in the industry

Adjournment

Next meeting of the Board will be:

Date: on or near Wednesday, 17 January 2015

Time: at or near 5:30 pm

Location: The home of Wendy and Mike Magras

Final Notes:

- Ted Stanley noted that tie down business agreements need to isolate entities from each other. Wendy suggested looking at Pegasus Airparks structure of having 3 different LLC's.

Motion by Ben Duncan to adjourn.

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

Meeting adjourned at 7:52 pm.

Bills to be Paid

12/3/2014

Carl Taylor:	25.4 hrs @ \$20.00/hr Runway Drainage, wash crossing.	\$508.00
Carl Taylor:	Backhoe Fuel reimbursement	\$122.37
	Total	\$630.37

Goldschmidt:	Attorney Fees	\$300.00
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On Credit Card:

Election supplies /Postage	\$46.06
Waste Management	\$243.83
Total:	\$289.89

Treasurer's Report
11-01-2014 thru 11-28-2014

Previous Balance: \$21,880.01

Deposits:

Dues \$ 2,925.00

Land Loan Payment #162A \$ 869.98

Interest \$ 1.12

Total Deposits: **\$ 3,796.10**

Bills Paid:

Credit Card Charges

Safeway Fuel (Equip) \$ 183.87

Earhart \$ 593.89

Waste Management \$ 245.54

Credit Card Total \$ 1,023.30

Trico \$ 16.57

KNW Electric (Front Gate Repair) \$ 164.50

Total Bills Paid: **\$ 1,204.37**

Current Checking Balance: **\$ 9,784.13**

Current Savings Balance: **\$14,687.61**

Total Cash Assets: **\$24,471.74**

Treasurer's Report
10-01-2014 thru 10-31 -2014

Previous Balance: \$20,593.02

Deposits:

Dues \$ 3,375.00

Title Security Refund \$ 9.00

Interest \$ 1.24

Total Deposits: **\$ 3,385.24**

Bills Paid:

Credit Card Charges

 Earhart \$ 1,836.11

 Waste Management \$ 246.09

Credit Card Total \$ 2,082.20

Trico \$ 16.05

Total Bills Paid: **\$ 2,098.25**

Current Checking Balance: **\$ 7,193.52**

Current Savings Balance: **\$14,686.49**

Total Cash Assets: **\$21,880.01**

Treasurer's Report
09-18-2014 thru 09-30-2014

Corrective Report to Match Bank Statement & Treasurer's Report

Previous Balance: \$25,557.96

Deposits:

Dues \$ 600.00

Total Deposits: **\$ 600.00**

Bills Paid:

Title Security \$ 5,550.92

Trico \$ 16.05

Total Bills Paid: **\$ 5,566.97**

Current Checking Balance: **\$ 5,907.77**

Current Savings Balance: **\$14,685.25**

Total Cash Assets: **\$20,593.02**

Note: The Annual Report needs to be amended to a 9/17/2014 ending date instead of 9/30/2014.