

**RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION  
516 E. FORT LOWELL ROAD, TUCSON, ARIZONA 85705-3965**

**Minutes  
Meeting of Board of Directors**

**February 15, 2016**

A meeting of the Board of Directors RSAPOA was held on February 15<sup>th</sup> at the home of Wendy and Mike Magras, 7702 Lost Silver Lane, Sahuarita, Arizona 85629.

The meeting was called to order at 6:04PM Mountain Standard Time.

**Roll Call**

**Directors Present:**

Wendy Magras, President  
Glen Ballard, Vice-President  
Ken Spaulding, Secretary  
Pete Stogsdill, Member-At-Large

**Directors Absent:**

Jerry Hain, Treasurer

**Others Present:**

Bill Maguire, ADAM LLC  
Howie Hibbs ADAM LLC

**Welcome and call to audience for comments and presentations.**

None were made.

**AGENDA ITEMS**

**1. Old Business**

- a. Approval of November 11, 2015 Meeting Minutes  
Motion by Wendy Magras and seconded by Glen Ballard to approve the minutes as distributed. Approved by all.
- b. Williams gate issue: Status on Resolution  
Motion by Wendy Magras and seconded by Glen Ballard that the Board contact Carolyn Goldschmidt to respond to the William's attorney's letter stating the facts and reiterating the requirement to reimburse the POA for repairs the fence and the cost of collecting that reimbursement. Approved by all.
- c. E-mail motion by Wendy Magras "to continue with the prepaid legal service for 2016 and allocate \$600 from the 2016 operating budget" Glen Seconded and approved by all.

**2. Treasurer's Report**

A motion was made by Wendy Magras and seconded by Glen Ballard to approve the 2015 financials.

### **3. 2016 Budget Discussion and Approval**

A motion was made by Wendy Magras and seconded by Ken Spaulding to approve the 2016 Budget as amended in the discussion. Approved by all.

### **4. POA Lots (Gomez exchange)**

Exchange is complete.

Listing agreement has been reinstated for the three POA lots sale. The lots are:

Parcel 303-21-1659 – Offered for \$68,500

Parcel 303-21-1640 – Offered for \$68,500

Parcel 303-21-130E – Offered for \$64,900

Add placed in Trade-A-Plane

### **5. Common area committee status**

No report, there was some discussion.

### **6. Landscaping Update**

Sprayer has been purchased and is fully operational ready for use

Herbicide has been ordered

### **7. Road Maintenance**

One bid has been received but needs more information, Wendy will acquire more information and proposals.

### **8. Status of Mine Issues and Plans**

Mike Magras provided an update on the status of the mine expansion and his meeting with Congressman Grijalva.

### **9. Update on L-3 Trespass**

Wendy sent a letter to L-3 accepting their offer of payment of \$400.

### **10. CC&R Update**

There was a brief discussion, a draft document has been prepared for review and editing by the board members.

### **11. New Business**

### **12. To-Do-List:**

Skipped

**Adjournment** – Wendy Magras adjourned the meeting at 8:03PM.

**Next Meeting** – The next meeting of the Board is scheduled for Monday, April 18<sup>th</sup> at 6PM location to be determined.

# Ruby Star Airpark Property Owners Assoc.

## Balance Sheet As of 01/31/16

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1002	Chase Operatin Old Bank	13,430.69			13,430.69
1003	Chase Reserve Old Bank		14,693.72		14,693.72
1005	Alliance Bank - Operating	15,150.96			15,150.96
1008	Debit Card xxx-4433	5,000.98			5,000.98
1010	MOB Oper xxx-2724	23,396.21			23,396.21
	<b>TOTAL ASSETS</b>	56,978.84	14,693.72	.00	71,672.56
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
1308	Prepaid Assessments	11,959.98			11,959.98
	Subtotal Current Liab.	11,959.98	.00	.00	11,959.98
<b>RESERVES:</b>					
	Subtotal Reserves	.00	.00	.00	.00
<b>EQUITY:</b>					
1330	Retained Earnings Oper	32,907.52			32,907.52
1331	Retain Earning Resev		14,690.67		14,690.67
	Current Year Net Income/(Loss)	12,114.39	.00	.00	12,114.39
	Subtotal Equity	45,021.91	14,690.67	.00	59,712.58
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	56,981.89	14,690.67	.00	71,672.56

# Ruby Star Airpark Property Owners Assoc.

Income/Expense Statement  
Period: 01/01/16 to 01/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
03010	Owner Assessments	12,491.67	16,285.25	(3,793.58)	12,491.67	16,285.25	(3,793.58)	65,141.00
03020	Late Fees & Interest	.00	30.00	(30.00)	.00	30.00	(30.00)	360.00
03026	Runway Use	.00	41.67	(41.67)	.00	41.67	(41.67)	500.00
03028	Backhoe Rental	.00	83.33	(83.33)	.00	83.33	(83.33)	1,000.00
03180	Interest Earned	2.83	1.67	1.16	2.83	1.67	1.16	20.00
	<b>TOTAL INCOME</b>	<b>12,494.50</b>	<b>16,441.92</b>	<b>(3,947.42)</b>	<b>12,494.50</b>	<b>16,441.92</b>	<b>(3,947.42)</b>	<b>67,021.00</b>
<b>EXPENSES</b>								
<b>GENERAL OVERHEAD</b>								
04010	Property Tax	.00	.00	.00	.00	.00	.00	4,000.00
04011	Huey/Loan Interest Expen	.00	.00	.00	.00	.00	.00	9,000.00
04012	Accounting / Tax Preparation	.00	.00	.00	.00	.00	.00	400.00
04013	Huey/Loan Debt	.00	.00	.00	.00	.00	.00	6,192.00
04015	ACC Reporting	.00	.00	.00	.00	.00	.00	10.00
04020	Income Taxes - State/Federal	.00	.00	.00	.00	.00	.00	50.00
	<b>TOTAL GENERAL OVERHEAD</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>19,652.00</b>
<b>UTILITIES &amp; EQUIPMENT</b>								
04105	Electricity	18.18	39.17	20.99	18.18	39.17	20.99	470.00
	<b>TOTAL UTILITIES</b>	<b>18.18</b>	<b>39.17</b>	<b>20.99</b>	<b>18.18</b>	<b>39.17</b>	<b>20.99</b>	<b>470.00</b>
<b>INSURANCE</b>								
04610	Insurance - Runway	.00	1,100.00	1,100.00	.00	1,100.00	1,100.00	1,100.00
04615	Insurance - Association	.00	3,017.55	3,017.55	.00	3,017.55	3,017.55	3,017.55
04617	Liability/&O Insurance	.00	1,353.00	1,353.00	.00	1,353.00	1,353.00	1,353.00
	<b>TOTAL INSURANCE</b>	<b>.00</b>	<b>5,470.55</b>	<b>5,470.55</b>	<b>.00</b>	<b>5,470.55</b>	<b>5,470.55</b>	<b>5,470.55</b>
<b>GENERAL REPAIR &amp; MAINT</b>								
04305	Landscaping	.00	666.67	666.67	.00	666.67	666.67	8,000.00
04309	Gate Maintenance	.00	41.67	41.67	.00	41.67	41.67	500.00
	<b>TOTAL GENERAL REPAIR &amp; MAINT</b>	<b>.00</b>	<b>708.34</b>	<b>708.34</b>	<b>.00</b>	<b>708.34</b>	<b>708.34</b>	<b>8,500.00</b>
<b>ADMINISTRATIVE EXPENSES</b>								
04710	Management Fees	284.00	284.00	.00	284.00	284.00	.00	3,408.00

**Ruby Star Airpark Property Owners Assoc.**

Income/Expense Statement

Period: 01/01/16 to 01/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
04715	Postage	37.18	12.50	(24.68)	37.18	12.50	(24.68)	150.00
04720	Copies	1.70	10.00	8.30	1.70	10.00	8.30	120.00
04721	Advertising	.00	83.33	83.33	.00	83.33	83.33	1,000.00
04730	Statements	39.05	.00	(39.05)	39.05	.00	(39.05)	152.00
04733	Attorney Fees	.00	250.00	250.00	.00	250.00	250.00	3,000.00
04751	Bank Fees	.00	10.00	10.00	.00	10.00	10.00	120.00
04755	Minutes	.00	40.00	40.00	.00	40.00	40.00	480.00
TOTAL ADMINISTRATIVE EXPEN		361.93	689.83	327.90	361.93	689.83	327.90	8,430.00
<b>EQUIPMENT</b>								
04405	Fuel Labor	.00	41.67	41.67	.00	41.67	41.67	500.00
04410	Parts, Tires, Misc	.00	166.67	166.67	.00	166.67	166.67	2,000.00
TOTAL EQUIPMENT		.00	208.34	208.34	.00	208.34	208.34	2,500.00
<b>RESERVE INCOME</b>								
09010	Reserve Contributions	.00	1,833.20	1,833.20	.00	1,833.20	1,833.20	21,998.45
TOTAL RESERVE INCOME		.00	1,833.20	1,833.20	.00	1,833.20	1,833.20	21,998.45
Current Year Net Income / Los		12,114.39	7,492.49	4,621.90	12,114.39	7,492.49	4,621.90	.00

## CHECKBOOK

Date: 01/01/16 thru 01/31/16

Bank account #: 06 MOB Oper xxx-2724

Cleared items have "\*" next to them

Item	Date	Reference	Amount	Balance
		Beginning Balance		3,100.01
Deposit	* 01/04/16	Lockbox cash receipts	1,750.00	4,850.01
Deposit	* 01/05/16	Lockbox cash receipts	1,000.00	5,850.01
Deposit	* 01/06/16	Lockbox cash receipts	250.00	6,100.01
Deposit	* 01/07/16	Lockbox cash receipts	250.00	6,350.01
Deposit	* 01/08/16	Lockbox cash receipts	4,000.00	10,350.01
Deposit	* 01/11/16	Lockbox cash receipts	2,875.00	13,225.01
Deposit	* 01/11/16	Owner cash receipts - 16	750.00	13,975.01
Deposit	* 01/12/16	Lockbox cash receipts	1,750.00	15,725.01
Deposit	* 01/13/16	Lockbox cash receipts	250.00	15,975.01
Deposit	* 01/14/16	Lockbox cash receipts	500.00	16,475.01
Deposit	* 01/15/16	Lockbox cash receipts	1,250.00	17,725.01
Deposit	* 01/15/16	Owner cash receipts - 18	875.00	18,600.01
Deposit	* 01/19/16	Lockbox cash receipts	250.00	18,850.01
Deposit	* 01/20/16	Lockbox cash receipts	250.00	19,100.01
Deposit	* 01/21/16	Lockbox cash receipts	175.00	19,275.01
Deposit	* 01/21/16	Owner cash receipts - 19	250.00	19,525.01
Deposit	* 01/22/16	Lockbox cash receipts	500.00	20,025.01
Deposit	* 01/25/16	Lockbox cash receipts	869.98	20,894.99
CK# 1	* 01/25/16	F&A OFFICER, USAED LOS AN	888.00CR	20,006.99
CK# 1	* 01/25/16	Void chk, F&A OFFICER, US	888.00	20,894.99
Deposit	* 01/26/16	Lockbox cash receipts	250.00	21,144.99
Deposit	* 01/27/16	Lockbox cash receipts	2,000.00	23,144.99
Deposit	* 01/28/16	Lockbox cash receipts	250.00	23,394.99
Adjustmnt	* 01/31/16	Interest Operating	1.22	23,396.21

Current checkbook balance: 23,396.21

Current G/L balance: 23,396.21

RECONCILIATION

Bank #: 01 Alliance Bank Oper Acct#xx-7148 1005 Alliance Bank - Operating  
G/L Acct Bal: 15,150.96  
Bank Balance: 15,132.68  
Statement date: 01/31/16

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

Total Outstanding	.00	.00
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**Bank Reconciliation Summary**

Checkbook Balance	15,132.68	Reconciling Balance	15,132.68
Uncleared Checks, Credits	0.00+	Bank Stmt. Balance	15,132.68
Uncleared Deposits, Debits	0.00	Difference	0.00