

RSAPOA Board of Directors Meeting

Minutes

Tuesday February 21, 2017

Call to Order: The meeting was called to order at 6:12 PM.

Roll Call: Directors:

Wendy Magras (President): Present
Glen Ballard (Vice President): Not Present
Jerry Hain (Treasurer): Present (via Phone)
Ken Spaulding (Secretary): Present
Pete Stogsdill (At Large): Present

Quorum met.

Association Members: Holly Smith and James Bennett (Lot 172), Alan and Teresa Williams (Lot 130K) Barry DiSimone (Via Phone, Lots 144A, 175)

Other: John Thompson – ADAM LLC

Welcome and Call to Audience for Comments: Members provided various comments on agenda during the course of the meeting as the agenda items were addressed.

Meeting Minutes: The Board reviewed the minutes of the January 17, 2017 meeting, Wendy motioned to approve the minutes as written, seconded by Pete and approved by all.

Treasurer's Report: The January 2017 financials were reviewed by the Board. Wendy motioned to approve the financials, seconded by Ken and approved by all. For the March Board meeting, John agreed to provide an analysis of operating vs. reserve funds for the purposes of ascertaining whether any funds could be transferred from the operating to the reserve accounts.

Old Business

- CC&R Committee Creation – A meeting of Members interested in participating in a committee to assist the Board in revising the previous CC&R draft (which failed to pass Membership vote) was scheduled for Friday, February 24, 2017.
- Common Area and Road Maintenance Update – Ken presented a bid for concrete curbing on the airstrip edges to assist in erosion control. An annual clean-up strategy was also discussed (planning for plant growth treatment and other routine maintenance matters). No motions were proposed/carried.
- Freeport McMoRan – Wendy updated the Board on endeavors undertaken since January.
- Facilitating Construction Loans and Mortgages on Lot Sales/Resales – Wendy updated the Board on her talks with certain banks specializing in Tucson construction loans and mortgages. Based on feedback from the banks, it was agreed a map would be drawn

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showing the ratio/location of water wells to lots (which the banks represented would be helpful regardless of whether such wells were active).

New Business

- Proposed East Side Gate – Alan and Teresa Williams proposed the construction of a gate on the East side. Wendy motioned to approve the gate subject to the approval of those Association Members whose lots might be impacted by the gate construction/location. Pete seconded the motion and the motion was approved by all.
- Fire Suppression Equipment – A system for protecting against fire in the common and homeowner areas was discussed. This matter was tabled until more information on the scope of areas covered by the system and related costs could be obtained.
- Recording of Board Meetings – Various methods were discussed to facilitate (a) the participation of Association Members in Board meetings (telephonic/video streaming) and/or (b) the review of meetings by Members (video/voice recording). Wendy motioned to post, on a test basis, voice recordings of Board meetings on the website, the use of which to be measured by “number of hits” by Association members. This motion was seconded by Pete, and passed with a vote of three yay and one nay. John recorded the meeting covered by these minutes and will post such recording to the website once Jerry and John can get together for training to allow John to update the website for this and future recordings (as well as for past Board minutes/financials previously emailed to Members).
- Association Owned Lots – The Board discussed the timing of marketing/selling the Association owned lots. This matter was tabled until further development of various matters including market conditions.

Adjournment – Wendy motioned to adjourn the meeting at 7:50 PM, seconded by Ken and approved by all.