

RSAPOA Board of Directors Meeting

Minutes

Tuesday April 18, 2017

Call to Order: The meeting was called to order at 6:03 PM.

Roll Call: Directors:

Wendy Magras (President): Present

Jerry Hain (Treasurer): Present

Ken Spaulding (Secretary): Present

Pete Stogsdill (At Large): Present

Quorum met.

Association Members: Ted Stanley, Barry Disimone (Telephonically)

Other: John Thompson – ADAM LLC

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

Meeting Minutes: The Board reviewed the minutes of the March 21, 2017 meeting, Pete motioned to approve the minutes as written, seconded by Ken and approved by all.

Treasurer's Report: The March 2017 financials were reviewed by the Board. It was noted that a \$10,000 transfer from the operating to reserve accounts previously ratified by the Board was made on April 17th and will be reflected in the April financials. Wendy motioned to approve the financials, seconded by Jerry and approved by all.

Old Business

- CC&R Committee Update – No meetings held since last Board meeting as Jerry (Chair of the Committee) was busy with construction on his home and is now moved in. The Board welcomed Jerry as a full time resident.
- Road Maintenance – Contractors are not timely responding to requests for proposals. Wendy agreed to call GMO specifically to request a more timely response.
- Freeport McMoRan – Wendy noted the Green Valley Environmental Committee lead has been willing to investigate and is a good source of information. In addition, Mike and Wendy Magras and Fran and Sandy DiFazio met with Steve Christy (Pima County Supervisor) and his staff. He will considering our request for support to influence the Army Corp of Engineers to proceed to an Environmental Impact Statement. The Board will issue a call for attendance to Association Members for the next Pima County Board of Supervisors' Meeting.
- Common Area – John from ADAM agreed to review the existing documents regarding the Common Area for the purposes of updating/refreshing an overall plan. Once reviewed, John will ascertain whether any fees will be required for refreshing/authoring a business plan.

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- East Side Gate –Thomas Lowsley requested that his restrictions noted in the March minutes limiting traffic of any kind to use the Aztec Gold route and not his property be amended stating foot and horse traffic may use his property. He also noted that such allowances are subject to rescission from a new owner if the property was resold.
- Website – John noted the website was “cleaned up” in the financial/minutes/newsletter sections and updated accordingly.
- Backhoe – John noted that the billing is up to date. The Board reviewed the current Association policies of allowable operators and believed no new changes were warranted. John agreed to inquire of the insurance agent as to coverage.
- Road Sign Project – This project is in progress (sign templates are being drafted). Once drafted, the Board will ascertain whether the signs can be economically ordered from a sign company rather than constructed in-house.
- Property Tax Appeal – A revision in policy was enacted in 2015 regarding the basis for property tax assessments. The assessments are now based on the "limited property value" rather than the "Full cash value". The LPV changes slowly over time. For the association lots, the FCV was high, but LPV was relatively low. It was the opinion of the property tax professionals that any appeal would not result in sufficient savings to the Association to warrant consideration by the tax appeal company. The common areas are, also, already very low.

New Business

- Vacant Director Seat – The seat vacated by Glen Ballard goes up for election in the fall. Wendy motioned to keep this seat vacant until the election is held, which was seconded by Jerry. The motion was approved by all.
- Regular Board Meeting Time – Certain Association Members located on the East Coast requested the Board consider an earlier time to hold meetings to allow for the time difference. It was agreed that henceforth meetings will continue to be held on the third Tuesday of the month but be moved from 6:00 PM to 4:00 PM AZ time. John to issue an email to Association Members with the change.

Adjournment – Wendy motioned to adjourn the meeting at 7:23 PM, seconded by Pete and approved by all.