

# RSAPOA Board of Directors Meeting

## Minutes

Tuesday May 16, 2017

**Call to Order:** The meeting was called to order at 4:04 PM.

**Roll Call: Directors:**

Wendy Magras (President): Present

Jerry Hain (Treasurer): Present

Ken Spaulding (Secretary): Present (via Phone)

Pete Stogsdill (Member At Large): Present (via Phone)

*Quorum met.*

**Association Members:** Present at the Meeting: Alan Williams; Participating Telephonically: Ted Stanley, Barry Disimone, Holly Smith, and Ron Alegria.

**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 April 18, 2017 meeting, Wendy motioned to approve the minutes as written, seconded by Jerry and approved by all.

**Treasurer's Report:** The April 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 properly reflected in the financials. Wendy motioned to approve the financials, seconded by Jerry and approved by all.

A discussion was conducted as to possible funds available for road maintenance. The budget calls for \$35,000 to be transferred to the reserve fund in 2017, of which \$10,000 has already been transferred, leaving a potential incremental \$25,000 to be transferred. The balance in the reserve account at 4/30 was \$24,600 which means a potential 2017 reserve amount of \$49,600. Approximately \$15,000 is required to fund the promissory note, leaving \$34,600. The Board believed that after considering a prudent amount to leave in reserves for contingencies, approximately \$25,000 would be available for road maintenance. Another item of note is that the anticipated expenses for gate maintenance and weed clean-up could be absorbed by the 2017 Member approved operating budget.

## Old Business

- CC&R Committee Update – Jerry agreed to prepare an action item list with target completion dates for distribution to the CC&R Committee members.
- Road Maintenance – Three road areas are in need of riprap. It was agreed that Carl Taylor would grade these areas with the backhoe to improve drainage, then rock will be poured to complete this project. In addition, adding a concrete ribbon to the runway

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was discussed. These matters were tabled until accurate/complete bids could be obtained and reviewed.

- Freeport McMoRan – The aquafer permit for this expansion is nearly complete and the expansion permit is probably weeks away. Accordingly, in spite of all efforts by the Board and Association Members, it appears the expansion will go forward. Further efforts related to this matter will substantially cease.
- Common Area – Tabled.
- Road Sign Project – It was agreed that this project would also consider permanent speed limit signs, the limits of which will be approved in the rules/reg's once the CC&R's are revised/adopted.
- Insurance Coverage – The Board approved to investigate an expansion of coverage to include backhoe and other Association owned equipment and its operation (including Association Members that work either on a fee for service or volunteer basis). This will probably require the addition of workers compensation coverage for the Members. It was agreed that for any horse related matters, the Association would be included as an additional insured (Alan Williams stated he would investigate adding the Association at his first opportunity).

### New Business

- Association Member Services Provided to the Association: It was agreed that such services will be charged to the Association at the discretion of the Member providing the services, and any such fees would be (a) commensurate to what the Association would pay externally and (b) "ad hoc" for each situation within operating budget to be approved informally by a Board member(s) such as the Treasurer and/or President (i.e., there would not need to be a formal motion/ratification by the Board for each fee).

**Adjournment** – Wendy motioned to adjourn the meeting at 5:18 PM, seconded by Jerry and approved by all.