

Ruby Star Property Owners Association
2017 Annual Meeting of Association Members
Minutes - DRAFT
Saturday October 7, 2017
Magras Home 7702 W Lost Silver Lane

Call to Order: The meeting was called to order at 11:06 AM.

Roll Call: Directors: Wendy Magras (President, along with Mike Magras Lots 138, 170 125C and 162E), Ken Spaulding (Secretary, Lots 142 and 130B), Pete Stogsdill (Member at Large, Lots 116F and 133). Absent Jerry Hain (Treasurer).

Association Members: Sandy and Fran DiFazio (Lot 122) and Randall Wells (Lot 151).

Representing 10 Votes Whose Members are in Good Standing, 10% Quorum Met

Telephonic Presence: A conference call-in number was provided to Members via email. No Members called-in.

Guest: Shenna Stogsdill

Other: John Thompson – ADAM LLC

Meeting Minutes: The members reviewed the minutes of the October 15, 2016 Annual Meeting (attached), Pete motioned to approve the minutes as written, Sandy seconded, all in favor.

Call To Audience: The Members discussed the following matters:

1. Sandy commented on the lack of attendance from Association Members, which brought about a discussion on how to heighten awareness about the Airpark. Items discussed included (a) updating the Airpark's Facebook presence, (b) organizing fly-to events in and around the Airpark among Members and outside guests, (c) facilitating temporary hangars for which the Airpark as already received interest, (d) constructing additional permanent tie-downs, and (d) providing an above ground mobile water tank system to serve prospective guests' drinking and sanitary needs (as well as water needs association with landscaping activities such as weed spraying).
2. Mike commented on the ADAM LLC relationship and benefits afforded the Association and Board Members.
3. Sandy reminded the Board that once the CC&R endeavors are completed, to consider a fire control system that includes perhaps a mobile system as well as promotion for in-home systems. It was agreed this would be a newsletter item as well as a potential inclusion in the Facebook presence.

Treasurer's Report: The September 30, 2017 DRAFT financials were reviewed along with the DRAFT 2018 budget (both of which are attached and are subject to review/ratification by the Board).

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2017 Accomplishments and 2018 Goals

CC&R's: Wendy presented the status of the CC&R revision project. A draft of the revisions/ballot to be distributed to Members for comments prior to a formal vote. The ballot will include separate voting on (a) a "main" document to include modifications required to conform to current Arizona statutes and (b) separate measures deemed important by Members but not statutorily required. It is the hope of the CC&R Committee that this will facilitate (a) the successful adoption of the main document, (b) robust discussions of the "separate measures" prior to ballots being cast, (c) maximum participation, and (c) assurance the Airpark Members' desires are addressed and met.

Mine Issues: Wendy summarized the efforts made to minimize negative impacts on the Airpark associated with Freeport McMoRan's mine expansion. A long list of those contacted within government/environmental agencies was provided and accolades were made to all Members who participated in this powerful endeavor.

Airpark Common Area: Roadway maintenance matters were discussed and it was agreed a call to the Membership will be made in the next newsletter for thoughts on roadway maintenance strategies, a plan of which will be formulated in January/February of 2018.

Security: Recent trespassing and vandalism matters were discussed. It was noted a camera/lighting system will be installed at the gatehouse along with wrought iron door/window coverings.

Board Nominations: The 2018 Nominating Committee was appointed to include Wendy as chair and Association Members Randall Wells and Madonna Taylor. This Committee will serve through the next Board election for seats opening in 2019. The 2018 nomination process was closed and the 2017 Nominating Committee (consisting of Wendy, Madonna and Fran) announced the following 2018 nominees (all of whom confirmed their willingness/ability to serve either in person or via email to John Thompson):

Ron Alegria	Santo DiFazio
Jerry Hain	Holly Smith
Ted Stanley	Alan Williams

October 23, 2017 Update: Subsequent to the Annual Meeting, Alan Williams and Holly Smith asked that their names be removed from the 2018 Election Ballot.

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Adjournment – Mike motioned to adjourn the meeting at 12:25 PM, seconded by Randall and approved by all.