

RSAPOA Board of Directors Meeting

Minutes

Tuesday October 17, 2017

Call to Order: The meeting was called to order at 4:07 PM.

Roll Call: Directors:

Wendy Magras (President): Present

Jerry Hain (Treasurer): Present

Ken Spaulding (Secretary): Present

Pete Stogsdill (Member At Large): Present

Quorum met.

Association Members: Ted Stanley and Alan Williams (both telephonically)

Other: John Thompson – ADAM LLC

Comments from Association Members: Ted Stanley reminded the Board he sent a video presenting an asphalt conditioning system that could increase the life of the current roadway asphalt (excluding the runway). The Board agreed to consider this system when reviewing the Association roadways in January/February 2018 (which is the usual time road maintenance plans are formulated).

Meeting Minutes: Wendy motioned to approve the September 19, 2017 Board meeting minutes, seconded by Pete and approved by all.

Treasurer's Report: The September 2017 financials were reviewed by the Board. Jerry motioned to approve the financial statements, seconded by Wendy and approved by all. In addition, the year-to-date October financials (through October 17, 2017) were reviewed as these financials contain mowing expenses; this was for the purposes of ascertaining the probable 2017 total landscape expenditures. It was agreed the DRAFT 2018 budget would be amended to increase landscape expenses to \$7,600 to be more in line with actual 2017 expenses. In addition, the property tax line was increased to \$4,400, also to reflect actual expenses.

Old Business

- **CC&R Revision Update:** The Board will recommend to the CC&R Committee to extend the period to provide comments until October 25th regarding the DRAFT previously sent via email on October 12th. The ballot to be worded such that additional requests may be sent for non-responses to help ensure participation by all Members.
- **2017 Board Election:** The Board believed that ballots should be issued no later than November 1st to provide Members an opportunity to vote. John agreed to send a reminder email to nominees to author a voluntary bio that can be emailed to all Members concurrent with the ballot mailing.

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- **2018 Nominating Committee:** The Board appointed the 2018 Nomination Committee, which will consist of Wendy as Chair along with Madonna Taylor and Randy Wells (both of whom confirmed their willingness to serve on the Committee). This Committee will facilitate the solicitation of prospective Board nominees for the 2018 election.
- **Common Area Update:** The Board discussed a mobile water tank system to provide water for routine Association matters (such as weeding) as well as potential common area requirements (restroom/sink facilities). These matters were tabled until the CC&R revisions are completed and a common area plan is finalized. Regarding the request for an ultralight temporary hangar, John agreed to touch base with the ultralight pilot and provide a copy of the runway use agreement.
- **Gate Security System:** The Board reviewed three bids for installing a camera system at the gatehouse. Wendy motioned to spend up to \$3,000 on such a system (excluding improvements needed at the gatehouse to (a) provide motion sensor lighting and (b) secure the door and windows to ward off vandalism). Jerry seconded the motion and was approved by all. John agreed to follow up with the bidding contractors to ensure the systems considered (a) lightening protection, (b) rodent protection (all wiring to be protected by conduit), and (c) weather considerations (thermal protection). John also to get an estimate to install security coverings for the door/windows.
- **Insurance Coverage:** John let the Board know the Volunteer Accident Policy carrying a premium of \$300.00 was bound/paid for. John forwarded to the insurance agent information on the backhoe provided by Carl Taylor for the purposes of shoring up the auto/liability coverage but has not yet heard back from the agent.
- **Road Sign Project Update:** Temporary signs have been sufficing to direct traffic for current projects in progress at the Airpark. In addition, Wendy's efforts to update Google Maps has helped considerably in directing contractors. Pete agreed to send John his thoughts on more permanent needs to allow John to get pricing on commercially prepared signs.

New Business

- **Winter Weed Control:** The Board discussed the effectiveness of the April/May weed treatment efforts. It was agreed the concentration of the mixture would be adjusted upward within the range recommended by the manufacturer and that in addition to weeds, any ant hills noted in the roadway would be sprayed. Spraying will tentatively occur sometime during the end of November or beginning of December to be as close to winter rains as possible (which help with the effectiveness of the chemicals).
- **Airpark Promotional Events:** Tabled until completion/ratification of the CC&R's.

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Adjournment – Wendy motioned to adjourn the meeting at 5:26 PM, seconded by Ken and approved by all.

Executive Session – Under statute A.R.S. § 38-431.03(D) a closed meeting was held to discuss delinquencies.