

# RSAPOA Board of Directors Meeting

## Minutes

Tuesday November 21, 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

Pete Stogsdill (Member At Large): Present

*Quorum met.*

**Association Members:** Randy Wells (in person) and Ted Stanley (via conference call)

**Other:** John Thompson – ADAM LLC

**Comments from Association Members:** Randy mentioned the terrific ballot response by Association Members regarding the Board of Director election (75% response from eligible members).

**Meeting Minutes:** Wendy motioned to approve the October 17, 2017 DRAFT Board meeting minutes as written, seconded by Pete and approved by all.

**Treasurer's Report:** The October 2017 financials were reviewed by the Board. Jerry motioned to approve the financial statements, seconded by Wendy and approved by all.

### Old Business

- **2018 Board Election:** The 2018 Board Election ballot count was conducted just prior to the meeting. The secret ballots were counted by Association Members Randy Wells and Madonna Taylor, supervised by Wendy Magras, and witnessed by Association Member Teresa Williams. Two seats were up for election. Wendy announced Ron Alegria and Ted Stanley won the vote. The Board thanked Jerry Hain for his outstanding contributions during his Board tenure.
- **CC&R Revision Update:** The ballot and documents were mailed to owners on November 18, 2017. Wendy noted the documents were printed in black & white and, while saving the HOA money in printing (the combined mailing for which totaled over 3,300 pages), resulted in one of the documents being difficult to read (the “main” document containing the comparison of current vs. revised). The Board directed John to send to Association Members a color version of this document via email to augment the mailing.
- **Common Area Update:** Randy Wells agreed to review materials accumulated to-date and progress this project.
- **Gate Security System:** The Board reviewed two bids from an independent contractor (David Emmerson) totaling \$2,330, one of which was to install security window

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bars/door/lights (\$1,150) and another for a security camera system (\$1,180). The Board compared this bid to three other previously obtained bids (all of which were solely for the security camera system excluding security window bars/door/lights). Wendy motioned to accept the Emerson bid with the caveat Emerson provide an installation warranty and confirm the camera system could (in reasonable circumstances) be installed in a manner to capture the license plates of incoming/outgoing vehicle traffic; seconded by Jerry and approved by all.

- **Insurance Coverage:** John let the Board know the backhoe coverage was enhanced and is now included in the auto/liability policy. Wendy reminded John to include this incremental cost in the 2018 budget (the Association was charged \$875 for the new coverage and was refunded \$191 for the existing coverage).
- **Road Sign Project Update:** Pete to provide John his thoughts on permanent vs. mobile signs for John to investigate the ability to install the permanent signs using the gate security contractor while on property installing the system.
- **Status of Winter Weed Spaying:** Wendy provided a revised formula to strengthen the mix of the chemical to the higher end of recommended amounts; this endeavor to be completed in December 2017.
- **Airpark Promotional Events** – Tabled as there is generally a six month lead time for such events, the staging for which would not be conducive for summer.

### New Business

- **Status of Shared Well DRAFT Agreements:** Tabled as Wendy is championing this effort and was overwhelmed with CC&R revision endeavors.
- **ADAM LLC Contract:** A motion was made by Wendy to approve a cost of living fee increase requested by ADAM LLC from \$390 to \$400 per month; seconded by Jerry and approved by all.

**Adjournment** – Wendy motioned to adjourn the meeting at 5:01 PM, seconded by Pete and approved by all.

**Executive Session** – Under statute A.R.S. § 38-431.03(D) a closed meeting was held to discuss delinquencies and an owner complaint. Phil Brown, Association legal counsel, participated via conference call.