

# RSAPOA Board of Directors Meeting

## Minutes

Tuesday January 23, 2018

**Call to Order:** The meeting was called to order at 10:03 AM.

**Roll Call: Directors:**

Pete Stogsdill: Present

Ted Stanley: Present

Wendy Magras: Present

Ken Spaulding: Present

Ron Alegria: Present

*Quorum met.*

**Association Members:** Telephonically: Holly Smith, Jerry Hain, and Barry Disimone.

**Other:** John Thompson – ADAM LLC

**Comments from Association Members:** Various comments were made throughout the meeting. It should be noted the telephonic system suffered periodic technical issues, during which the Board ceased discussions until the system could be restored.

**Meeting Minutes:** Wendy motioned to approve the December 19, 2017 DRAFT Board meeting minutes as written, seconded by Ken and approved by all.

**Treasurer's Report:** The December 2017 financials were reviewed by the Board. Wendy motioned to approve the financial statements, seconded by Pete and approved by all. Wendy commented the balance sheet currently presents four of the five lots held by the Association that collateralize the Note Payable (lots 130E, 153, 164 and 165). Wendy noted for the fifth lot (167), there are certain liens against this lot related to the developer bankruptcy matter that would be useful to include/disclose on the balance sheet. Specifically, upon the sale of the lot, these liens would need to be resolved/paid. Wendy agreed to provide information on the nature and dollar amounts on such liens and the Board agreed to present such information on future balance sheets. Wendy also requested a reserve road maintenance expense caption be renamed to a more general description for future use.

### Old and New Business

- **2018 Board Officers:** A discussion of Board officers was conducted and the following officers were elected by the Board:

President – Pete Stogsdill

Vice President – Ted Stanley

Treasurer – Wendy Magras

Secretary – Ken Spaulding

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- **CC&R Voting Results To-Date:** A running tally of the CC&R votes was reviewed and it was noted the yay votes were very close but still insufficient to pass the main document, which automatically disqualifies voting related to the five separate measures documents. A discussion ensued to determine whether the voting period should be extended. A motion was made by Pete and seconded by Ted to close the voting process and deem the vote unsuccessful. Ted volunteered to chair the CC&R Committee for the purposes of formulating a revised strategy to update the CC&R's and conduct a new vote in a manner that might better ensure the passing of such revised documents.

A matter of note is that Ken suggested the Board re-tool the overall mission of the airpark via a "mission statement." A handout was provided by Ted on this matter, and the Board agreed to include the creation of the mission statement on the February agenda.

- **Enforcement Policies:** Due to the length of time passing since the Association began the CC&R revision endeavors (which began in Q1 2016), the Board believed enforcement policies related to the CC&R's currently in place should be reinvigorated. John agreed to review (for current state statute compliance) the existing enforcement policies based on the architectural guidelines/restrictions contained in the existing CC&R's. It was agreed that John would inspect the property (along with a Board Member) against this document and present the findings at the February Board meeting for the purposes of discussing strategy as to how to address such findings in light of feedback from Association Members related to the CC&R revision project.
- **Bylaws Update:** Tabled.
- **2018 Goals:** A brief discussion of 2018 goals was conducted and a preliminary list was formulated which included CC&R revisions/enforcement, road maintenance, and water matters related to construction/mortgage loans. This list will be solidified in future meetings.
- **Access to Board Meetings by Association Members:** The Board discussed the technical requirements of video conferencing to facilitate participation by Association Members. Ron agreed to investigate this and other means to enhance Association Members ability to participate in open meetings in addition to the current telephonic systems.
- **Transient Visitors to the Airpark:** Ted brought up a possible need to investigate the current policies regarding transient visitors that fall outside the requirements for execution of the Association's Runway Use License. This matter was tabled for a future meeting.

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**Adjournment** – Pete motioned to adjourn the meeting at 12:01 PM, seconded by Wendy and approved by all.

**Executive Session** – Under statute A.R.S. § 38-431.03(D) a closed meeting was held to discuss specific owner enforcement matters and legal actions related to owner delinquencies.