

# RSAPOA Board of Directors Meeting

## DRAFT Minutes

Tuesday February 20, 2018

**Call to Order:** The meeting was called to order at 10:01 AM.

**Roll Call: Directors:**

Pete Stogsdill: Present

Ted Stanley: Present (Telephonically)

Wendy Magras: Present

Ken Spaulding: Present

Ron Alegria: Present

*Quorum met.*

**Association Members:** Holly Smith, Jerry Hain, Barry Disimone, Santo and Fran DeFazio.

**Other:** John Thompson and Trudy Rahm – ADAM LLC

**General:** Due to requirements by ADAM LLC of John's time, the management of the airpark will henceforth be taken over by Trudy, with John assisting with this transition as needed.

**Meeting Minutes:** Ted suggested two word corrections. Wendy motioned to approve the January 23, 2018 Board meeting minutes as amended by Ted's suggestions, seconded by Ken and approved by all.

**Treasurer's Report:** The January 2018 financials were reviewed by the Board. Ken motioned to approve the financials, seconded by Pete and approved by all.

### Old Business

- **Sharing of Information:** Barry facilitated a "test" video/audio conference system throughout the meeting.
- **2018 Goals:** Pete requested each Director submit a list for consideration in the next Board meeting.
- **Transient Visitors:** The Association's aviation insurance carrier represented that (a) transient visitations are, in general, covered by the existing policy and (b) requiring transient visitors to sign hold harmless agreements might have value but questioned whether such agreements would "stand up in court." This evolved to a discussion regarding air taxi and other unknown users of the airpark. It was agreed to investigate the need to place clear signage/runway markings indicating the airpark was private and there is no trespassing. The FAA website would also be updated accordingly.
- **Gate Security Update:** Jerry volunteered to review the functionality of the installed cameras/lights and troubleshoot as necessary.
- **Road Signs:** The Board agreed there is a need for speed control signage throughout roads in the airpark although it was unknown whether speed limit numbers on the signs

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or simply slow/yield for aircraft notices would be appropriate. It was also acknowledged the lack of signage north of the runway. John to review a plan previously provided by Pete regarding proposed signage and to quantify the financial requirements.

- **Weed Spraying:** With John no longer managing the airpark, it was agreed the Board will investigate a replacement for John keeping in mind the person must either fall under the airpark's insurance (volunteer policy) or carry their own independent contractor liability coverage.
- **Air Taxi Use of the Airpark:** Ken suggested that at an opportune time, a letter should be issued to both Freeport McMoRan and Cutter Aviation denying rights to use the airpark runway. The timing of such a letter will be contingent on the Directors' consideration as to whether Freeport McMoRan might (a) assist the airpark in developing its well water systems and/or (b) allow the airpark access Freeport McMoRan's water systems.
- **Common Area Update:** John received inquiries from an individual regarding "best practices" on providing fuel on an airpark unrelated to Ruby Star. This individual, formerly in the banking industry, has experience in constructing hangars at airparks both from a financing as well as an investor perspective, and volunteered to (a) assist with reviewing any CC&R amendments related to third party investor hangars (particularly in regard to restrictions) and (b) provide contacts to prospective investors.
- **Airpark Promotional Events and Shared Well DRAFT Agreement:** Tabled.

### New Business

- **Rules, Regulations and Enforcement Policy:** Wendy provided some comments on a draft document previously circulated to the Directors. John to provide a list and pictures of an inspection performed on February 17<sup>th</sup> to assist the Directors in reviewing the rules/regulations in light of this list.
- **Roads/Runway Maintenance:** Ron volunteered to lead the adhoc committee and to create and prioritize a list of needed road maintenance. Wendy and Holly volunteered to participate in the roads committee.

**Adjournment** – Pete motioned to adjourn the meeting at 1:03 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.