

RSAPOA BOARD OF DIRECTORS MEETING  
MEETING MINUTES  
Tuesday, April 17, 2018

**Call to Order:** President Stogsdill called the meeting to order at 10:01 AM

**Roll Call:** Pete Stogsdill - Present  
Ted Stanley - Present (Telephonically)  
Wendy Magras - Present  
Ken Spaulding - Present  
Ron Alegria - Present  
A quorum is met.  
**Association Members:** Barry Disimone  
**Management Seat:** Trudy Rahn

**Member Request:** Barry comments that he had an independent appraisal on his property in Ruby Star Airpark. The appraisal came in low at \$18,000. He stresses the need to continue to work towards improving the infrastructure and finding ways to keep the property values up in the airpark.

Wendy reads an email from Mike Magras: the email sums up the extensive negotiations done previously with Freeport - McMoran Mine in 2009-2010. The mine is adamant it cannot sell water to the RSA community, as the mine would have to be a certified water company. They are also unwilling to enter into a 100 year clause that is part of the water certification.

**Meeting Minutes:** Ted has asked that the March 20 meeting minutes reflect the change from Ken to Ted.

**A motion is made and seconded (Pete/Ken) to approve the March 20 & March 27, 2018 meeting minutes with the correction. All approve. Motion passes.**

**Treasurer's Report:** Trudy Rahn goes over the March 31, 2018 Financials

- Operating Account: \$31,678.72
- Reserve Account: \$27,771.69
- Lots 130E/153/164/165: \$150,000

**Total Assets: \$209,450.41**

There are no large expenses noted for the month.

**A motion is made and seconded (Pete/Wendy). All approve. Motion passes.**

## Old Business:

- Gate issues update: A new more durable keypad has been installed at the front gate. There is a new code that will be sent to all of the homeowners. Wendy will contact the First Responders and give them the new code. A suggestion is made to update the phone message for the gate to reflect there may be a wait until someone can ring you in. A second gate code for vendors or guests can be created and changed periodically. How to facilitate realtor showings will be placed on the agenda at a later date.
- Pre-emergent update: The chemicals for the weed treatment are here and John Thompson has trained Tom Skovan on how to apply the mixture. A recommendation is made that Tom change the oil on the sprayer motor prior to beginning. The area that will be treated are the edges of the roads, fence line around the airpark and the runway.
- Remote technology for meetings: Barry has been training Trudy to conduct the meetings via computer and dial in. The information on how to use Free Conference call will be sent to the community as well as education on using the website. The Board approves Trudy to purchase a speaker and extension cord before the next meeting.
- Crack Filling: Ron has spoken with GMO Asphalt Inc for the crack filling. A motion is made and seconded (Ron/Ken) to have GMO do the crack filling on the main runway, landing and West end of Lost Emerald, not to exceed \$2500. Four in favor, one abstains. Motion passes.
- Erosion Control for along the landing strip: A product called AB Crushed Asphalt may be a good deterrent for the continued deterioration along the landing strip. It is a very affordable product and can be applied easily. Ron recommends using this in a small area to determine its effectiveness. The board agrees. A motion is made and seconded (Ron/ Wendy) for Black AB Dirty Asphalt (crushed asphalt) to be used as erosion control along the runway not to exceed \$3,000. This amount will include two possibly three loads of product, compensation for use of the Mikel's dump truck and delivery. All approve, motion passes.
- Bonanza Gold Road: This road has heavy erosion. Ron is working with contractors on solutions.
- Community Rules: An intro letter will be sent with the Community Rules & Enforcement Procedure. Wendy will send out the modified and approved Rules/Enforcement with intro letter. A motion is made and seconded (Pete/Wendy) to mail a colored hard copy of the Rules, Enforcement Procedure and Mission Statement to all of the homeowners (one copy only) the documents will also be emailed and will include how to contact the management company. All in favor, motion passes.

New Business:

- Use of runway for FMSI (Freeport McMoran): The Freeport McMoran Mine is not getting prior permission to land and use the air strip. It would be good to remind them of the protocol and that RSA is a private aircraft landing strip. It is agreed that a letter drafted by the ADAM LLC should go out to the flight operations manager at Cutter Aviation and to the Community Relations Manager at Freeport. Trudy agrees to get a draft for the board to review.

**Adjournment:** There being no other items of business a motion is made and seconded (Wendy/Pete) to adjourn the meeting. All approve. Meeting adjourns at 12:28 PM.