

RSAPOA BOARD OF DIRECTORS MEETING  
MEETING MINUTES  
Tuesday, August 21, 2018

**Call to Order:** Vice President Ted Stanley called the meeting to order at 10:07 AM

**Roll Call:** Pete Stogsdill - not present

Ted Stanley - Present

Wendy Magras - Present

Ken Spaulding - Present telephonically

Ron Alegria - Present

A quorum is met.

**Association Members:**

There are no association members present

**Management Seat:** Trudy Rahn

**Homeowner Q & A:** A comment from member Barry Disimone is read by Vice President Stanley. The comment thanks Wendy Magras for clarifying the associations position and governing documents regarding airplane hangars.

**Minutes Approval:** Minutes from the July 17, 2018 meeting are approved with changes.

1. "a motion is made to approve the treasurer's report"
2. "on the flying details page of the website"
3. "the information needs to be updated to..."
4. Gate: Trudy Rahn to follow up with original light installer for front gate
5. Spelling of hanger must be changed to hangar

**A motion made and seconded (Wendy/Ted) to approve the minutes with changes. All approve. Motion passes.**

**Financial Report:** July 31, 2018 Financials

Current Balance: \$48,277.39

Reserve Account: \$27,787.90

Lots: \$150,000

**Total Assets: \$226,065.29**

**Notable upcoming expenses:**

- GMO asphalt delivery \$2,000
- GMO runway crack filling \$4760
- Property taxes \$2,124.55
- Huey Note \$15,192

There is approximately \$31,000 after expenses in the third quarter for road work and maintenance.

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**A motion is made and seconded (Ted / Ron) to approve the July 2018 financials as presented. All in favor. Motion passes.**

### **New Business:**

- Gate post was hit by a UPS truck. The post has been temporarily repaired and UPS has been contacted for an insurance claim. Trudy Rahn will contact Kaiser Gate to get a quote on a replacement cost for the damaged post. A note to add Ron Alegria's time and materials for the current post repair to the insurance claim. Ken Spaulding and Wendy Magras agree to investigate design ideas for the front gate post and keypad. Older larger keypad is still an option for use. It would allow individual homeowners to have their own code. This older keypad would not have the option of opening the gate to guests by phone. The older keypad may have limitations if support or parts are needed. Wendy Magras agrees to get clarification on the technical / mechanical limitations.
- Incidental Motion: Amendment to the original approved motion made on March 20, 2018 regarding runway crack filling. Previous price for similar work was \$2500. The revised August 2018 GMO invoice for runway crack filling is \$4759.75. The price includes additional man hours for: more material used for deeper fills, more square footage of cracks that had to be filled (new areas) and West end of Lost Emerald.

**A motion is made and seconded (Wendy / Ron) to approve the GMO Crack Filling Invoice for \$4,759.75. All approve. Motion passes.**

- Priority Road Work List will consist of looking at the entire scope of work for each section of road that is at high risk of failure or has already failed. The focus will be on clearing culverts and digging new trenches to divert water to keep the current roads from being washed out. Road damages, repairs and maintenance will be isolated, and suggestions made on what can be done to improve each section. From this report an action item priority list will be agreed upon at the next board meeting in September.

### **Old Business:**

- Ron Alegria reports the following work has been done for the association; Bonanza Gold had a culvert (pipe) that was blocked, this was dug out and unplugged. Runway culverts were unplugged. A test strip of RAP (reclaimed asphalt pavement) was laid along one side of the runway. After heavy rains it will be re-evaluated to determine the effectiveness as erosion control and decide where to lay the remaining amount.
- Annual Meeting Date: Saturday, October 13th at 10:00 AM to be held at the Green Valley Library if available.

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- Flying Details Tab: Ted Stanley has edited the page and will do a final review. Trudy Rahn will post updated version on the website.
- Weeds: Pete Stogsdill's ranger has not been operational. Jerry Hain has offered his tractor to pull the weed chemicals. Once the weather is optimal for spraying the final weed chemicals will be put down.
- Common area clean-up (tabled)
- Wendy Magras has notified local emergency personal regarding the RSA gate code and how to manually open the gate. The Helmet Peak Fire Dept., Green Valley Fire and Sheriff's Department have been contacted.

**Next Meeting:** Monday, September 17th at 10:00 AM

Location: TBD

**There being no further items of business Ted Stanley requests motion to adjourn. Motion is made and seconded (Ted/Ron). All approve. Meeting adjourns at 12:41 pm.**