

Ruby Star Airpark Property Owners Association
2018 Annual Meeting of Association Members Minutes - DRAFT
Saturday October 13, 2018
Joyner Green Valley Library, 601 N. La Canada Dr. Green Valley, AZ

Call to Order: The meeting was called to order at 10:09 AM.

Roll Call: Introduction of Board Members: Pete Stogsdill (Member at Large, Lots 116F, 133), Ted Stanley (Lot 131), Ken Spaulding (Lot 130B, 142), Ron Alegria (Lots 126G, 155)

Association Members: Lonna Davis (Lot 116B), Madonna Taylor (Lot 128) and Mike Magras (Lots 162E, 170, 125C, 138)

Telephonic Presence: A conference call-in number was provided to Members via email. Holly Smith (Lots 174, 125D) in attendance telephonically.

Other: Trudy Rahn - ADAM LLC

Representing 15 Votes Whose Members are in Good Standing, 10% Quorum Met

Annual Meeting Minutes: The members reviewed the minutes of the October 7, 2017 Annual Meeting.

A motion was made and seconded (Mike Magras/Ted Stanley) to approve the minutes from the 2017 Annual Meeting. All approve. Motion passes.

State of the Association Report: (President Pete Stogsdill)

President Stogsdill comments on the low turnout of the membership for meetings and the current annual meeting. Membership participation is required if the airpark is to flourish and grow. The concern for the association is that it is still in static mode. Maintenance and paperwork are continuing to be kept up with, however, large improvements are not getting done. The priority for 2019 is to make RSAPOA more exciting and encourage more planes to tie down and sell lots. The runway is the foundation for the airpark and must be kept in good condition. Road erosion and road maintenance is a very big priority and funds are needed to do these repairs/upgrades appropriately. It is also a priority to have an improved CCRs adopted and Bylaws rewritten that are more in time with the current AZ Statues and reflect the needs of the homeowners.

President Stogsdill thanks the 2018 board of directors for their hard work. The runway was crack filled in the Spring of 2018 to prepare for the upcoming sealcoat to be done in the Spring of 2019. Ron Alegria has mapped the roads and drainage problems with a drone. The aerial point of view is a tremendous help to the board in understanding the scope of work needed at the airpark. Ron has also been instrumental in finding alternative materials that are less expensive to remediate the road erosion along the runway. Ted Stanley was the architect on the RSAPOA Mission Statement. Ted was patient and diligent in his efforts to include all the

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board members' recommendations. This took many drafts and a tremendous amount of time was put forth to adopt operating guidelines that are cohesive, understandable, and support the community. The board feels the Mission Statement is a fresh start with a solid foundation for the community. The adoption of clear rules/regulations and violation policy were also put into effect in 2018. Ken Spaulding has been behind the scenes doing research and Public Relations. Wendy Magras has been a driving force on keeping projects moving forward and organized while keeping a constant eye on the budget.

2018 Financial Report: (Trudy Rahn)

MOB Operating: \$51,226.04

MOB Reserve: \$ 5,050.96

Lots 130E/153/164/165: \$150,000.00

Total Assets: \$206,277.00

(Note Payable: 106,808.83)

An approval to transfer \$15,000 from Operating to Reserves has been received and this will be done in the month of October. The value of the lots will be researched to make sure the values are relatable to the market and this will be adjusted in the financials for 2019.

A motion is made and seconded (Ken/Pete) to approve the 2018 Financial Report. All approve. Motion Passes.

2019 Budget Presentation:

A DRAFT budget was distributed to all members present. A draft budget will be emailed out to all members for evaluation and comments. The Board of Directors will approve a final budget by the end of the year.

Call to Audience: The Members discussed the following matters:

Mike Magras thanks the board and compliments their efforts. He mentions that the developer left the airpark in a deficit by not doing the initial work correctly. More income needs to be brought in. There is a lot of history regarding the airpark and how decisions were made, a recommendation is to have information discussion so that newer members may understand why decisions were made in the past and how they impact the airpark now.

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Lonna Davis would like to begin a project of mapping the airpark with corresponding addresses, homeowner information and lot #s. Both Holly Smith and Trudy Rahn have information they can email to her.

Madonna Taylor agrees the CCRs need to be updated and enforced. The issue of loans and how individuals and the association may obtain them is a big concern. A road maintenance agreement needs to be added to the CCRs so that it does not become an issue for mortgage lenders.

Board Nominations: The 2018 Nominating Committee was appointed to include Wendy as chair and Association Members Madonna Taylor and Randy Wells. The 2019 nomination process was closed, and the 2019 nominees were announced:

Lona Davis	Bob Davis
Jerry Hain	Holly Smith
Pete Stogsdill	Randy Wells

Biographies will be requested for all nominees. Ballots will be sent out in the mail no later than the end of November.

A motion is made and seconded (Ted/Madonna) to change the Bylaws so that votes are counted during the annual meeting. To include clear instructions/timelines on voting, mailing and membership notification (in accordance with the current AZ Statues). All in favor. Motion Passes.

Adjournment: There being no further items to discuss a motion is made and seconded (Ted/Ron) to adjourn. All approve. Meeting adjourns at 11:51 am.