

# RSAPOA BOARD OF DIRECTORS MEETING

## MEETING MINUTES

Tuesday, November 13, 2018

**Call to Order:** President Pete Stogsdill called the meeting to order at 9:12 AM

**Roll Call:** Pete Stogsdill - Present

Ted Stanley - Telephonically

Wendy Magras - Present

Ken Spaulding - Present

Ron Alegria - Present

A quorum is met.

**Association Members:**

Holly Smith - Telephonically, Lonna Davis

**Management Seat:** Trudy Rahn

**Homeowner Q & A:** None

**Minutes Approval:** Minutes from the September 17, 2018 meeting are approved with changes under road update: " It is agreed priority will be given to projects that extend the life of the existing infrastructure."

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

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

Current Balance: \$35,195.08

Reserve Account: \$20,055.00

Lots: \$150,000.00

**Total Assets: \$205,250.08**

Notable: Huey note needs to be corrected to reflect current amount

**A motion is made and seconded (Wendy/ Pete) to approve the October 2018 financials as presented. All in favor. Motion passes.**

**New Business:**

- Review of Reserve Budget - what needs to be done and funding still need to be determined. An Excel Planning Tool has been created to help prioritize each roads project. Ongoing yearly tasks will be noted at the bottom. Every time the excel sheet is revised it will be noted.
- Membership update report - Pete Stogsdill will do the first letter to the community as the end of year wrap up.
- Review of 2019 Budget - an honest budget on what is needed is going to reflect a deficit of \$8,472. It is agreed this is the best way to show a true reflection of

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expenditures vs. income. This is operating budget only and does not include funds for repair of damaged roads. It does include funds for maintenance of infrastructure.

- Holly Smith requests the board approve minutes within two weeks of having the meeting. The board agrees to try “action taken without a meeting” via email. The next minutes should be done by 11/27/18 and sent to the board for approval.
- Dust Suppression - Freeport McMoran has tabled the dust suppression and there is no new information at this time.
- RSAPOA Website - link needs repair. Flying detail tab still needs newest format inserted. Randy will be asked to get the website stabilized with a request to the membership for a volunteer to assist regularly with the technical aspects of the website.
- Insurance - all three premiums are in alignment with what is needed for the airpark.
- Management Fee Increase - it is requested to ask Adam LLC for a reduction in the increase to \$420 per month.
- Yearly Dues - it is agreed to lower administrative costs by omitting the mailing of bills for quarterly dues. Instead, a single dues statement with a four-coupon system will be mailed annually to lot owners allowing them to submit payment according to their own schedule, providing payment is made in full on or prior to the date on each coupon. Additionally, ADAM will send out an email reminder to all members 14 days prior to each due date.

## **Old Business:**

- Runway stabilization project - Ken, Ron and Nate Alegria have put down all the asphalt millings. Not all the runway was covered with the product and more is needed to finish the edges of the runway. An emulsifier and roller would be a good addition to putting this material down next time. Ron Alegria will get price on more asphalt millings to finish the project.
- Backhoe repair - Ken Spaulding will call Earhart for a quote on the backhoe to be repaired.
- Small maintenance projects are needed on the airpark: Front fence, gates, post need repaint and small repairs. Broken panel on fence needs repair.
- Copper Cave - needs new culverts. The road is washing out and it is agreed this is a priority road.
- Road Erosion - it is agreed a site evaluation would be a good idea to get a plan in place for water flow and other options to do for erosion issues.

**A motion is made and seconded (Wendy/Pete) to approve up to \$600 for a drainage/erosion evaluation by a professional if it includes a written assessment. All Approve. Motion Passes.**

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- Lost Silver - it is agreed this project can get started. The road needs to be reprofiled and the culverts aligned with the wash for drainage. Mike Magras will be asked to oversee this project.

**Next Meeting:** Monday, December 18 at 9:00 AM  
Location: TBD

**There being no further items of business President Stogsdill requests motion to adjourn. Motion is made and seconded (Ken/Ron). All approve. Meeting adjourns at 11:51 am.**