

RSAPOA BOARD OF DIRECTORS MEETING  
MINUTES

Tuesday, March 19, 2019 4:00 PM

Location: Green Valley Library

**Call to Order:** President Stogsdill called the meeting to order at 4:05 pm.

**Roll Call:** Pete Stogsdill - Present

Ted Stanley – Present telephonically

Randy Wells - Present

Ken Spaulding - Present

Ron Alegria - Present

A quorum is met.

**Association Members:**

Lonna Davis and Wendy Magras

**Management Seat:** Trudy Rahn

**Homeowner Q & A:**

Wendy Magras requests that the fence bordering her property along McGee Ranch Road be promptly repaired. She believes the management company (Adam LLC) should oversee the fence repair which seems unduly delayed. She requested notification of the time of the repair, be permitted to inspect the standard of work accomplished, and reserve the right to withhold payment for cause. She further requested that no vegetation on her property be removed or damaged during the repair. She concurrently requested that “No U-Turn” and “No Exit” signs be installed leading into Lost Silver to preclude further road damage, particularly from truck traffic.

**Minutes Approval:** The Minutes of the February 19, 2019 meeting were previously approved via email.

Financial Report: February 28, 2019

Operation Account: \$54,417.42

Reserve Account: \$18,482.03

Lots: \$150,000

Total Assets: \$222,899.45

**A motion is made and seconded (Pete/Ken) to approve the February 28, 2019 financial report as presented. All in favor (Ted abstains). Motion carries.**

**Old Business:**

Website: Randy Wells has reviewed the website content and recommends changing the prior permission requirement of submitting insurance prior to landing an aircraft. He suggests greater clarity be included regarding the differences between short and long term requirements of flight operations. The board agrees to allow him to make the edits as discussed.

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Fence along McGee Ranch Road: A fencing repair bid from Quality Construction is discussed. A fencing easement along McGee Ranch Road versus homeowner's property lines is discussed. Presently there is no existing easement for the HOA. The board agrees to oversee the fence repair work; and that evaluation of the quality of the work and final approval for payment rests with the board. Regardless, the abutting homeowner is permitted to inspect the finished work prior to final payment and provide feedback to the board.

**A motion is made and seconded (Randy/Pete) to approve the bid from Quality Construction., and that concerns brought to the board regarding the quality of the repair work will be heard, with the board retaining all decision making power. All approve. Motion carries.**

Erosion: Trevor Hare from Watershed Management has yet to provide an erosion prevention assessment. It is agreed to allow him a couple more weeks to provide further information to the BOD.

**Road Report:**

A bid from Day's Excavating Inc. which includes work on Lost Emerald was reviewed. The total for Lost Emerald is \$99,223.59 with paving of Ruby Star Airpark Road listed at \$52,176.55. Discussion follows regarding income generation options for the HOA which include Property Assessment, Increased Dues, and Common Area Development.

A bid to repair pot holes is to be requested from Bates Paving & Sealing.

**Review of Volunteers for Teams:**

Solicitations for participation in HOA projects written by Ted Stanley are reviewed and approved by the board and are to be sent to the membership. The team concept announcement will be issued initially followed by various future solicitations.

**CCR Discussion Group:**

A CC&R revision team will be initiated ASAP. Ted Stanley, Ron Alegria and Wendy Magras have offered to assist with the project.

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**New Business:**

Wendy Magras reads the status report of work completed by Carl Taylor for the association, which includes maintenance of the property fence line along the west utility easement road. The barbed wire fencing will need large brush removed. Water valve boxes have been filled with dirt for safety. Swales along the runway were worked on. The flush pond will need excess dirt removed by a dump truck.

Weeds: Tom Skovan will again be asked to help with spraying weeds along runway and taxiway edges. A mower may be required (rented) to clear the fence line and other areas. It is agreed to investigate specific species of vegetation (weeds) that may control erosion, and protect effective vegetation.

**Next Meeting:** Tuesday, April 16<sup>th</sup> at 4:00 PM

Location: TBD

**There being no further items of business President Stogsdill requests motion to adjourn. Motion is made and seconded (Pete/Randy). All approve. Meeting adjourns at 5:57 PM.**

Executive Session to follow with Ted Stanley absent from the session due to his time constraints.