

RSAPOA BOARD OF DIRECTORS MEETING
Tuesday, February 18, 2020
Location: Sahuarita Library, 725 W. Via Rancho Sahuarita

Call to Order: Vice President Stanley called the meeting to order at 4:07 pm
Noted: President Stogsdill running a little late.

Roll Call: Pete Stogsdill - Present
Ted Stanley - Telephonically
Randy Wells – Present
Lonna Davis - Present
Ron Alegria - Present
A quorum is met.
Association Members:
Holly Smith
Management Seat: Trudy Rahn

Homeowner Q & A: Holly Smith requests an update on the version of the Bylaws from the attorney. There is no update currently.

Minutes Approval: Minutes from the January 21, 2020 meeting were reviewed.
Correction: change the verbiage in section Q&A – *deposit tailings and rock on the other side of mine*. Change the verbiage in section Manager’s Report – to consideration “*of the board*”
A motion was made and seconded (Randy/Ted) to approve the meeting minutes with correction. All approve. Motion carries.

Financial Report: January 31, 2020
Current Operating Balance: \$53,077.93
Reserve Account Balance: \$18,544.10
Lots: \$150,000
Total Assets: \$221,622.03

The board agrees that the lots owned by RSA are at a realistic value and will keep them at this amount on the balance sheet. The Huey Note Payable amount is currently \$98,025.36

A motion was made and seconded (Ron/Ted) to approve the October financials. Four (4) in favor. One (1) abstains (President Stogsdill arrived late and did not hear the report). Motion carries.

New Business:

- **New home builds and Architectural Review Process:**
Community Manager Trudy requests a process for new homeowners that are building on their lots. Who will be looking at the build for potential conflicts? Ted Stanley agrees that an Architectural Review Committee should be formed, and the function of this committee must be defined. Holly Smith suggests the name of the committee be called “Property Development Review Submittal” committee. Pete Stogsdill suggests this area be more clearly defined in the CCRS and a new revised CCR be finished ASAP.

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- **Directory / Address update:**
Community Manager requests help to put together an updated contact list of homeowners with the street address of each lot. An email will go out requesting this information. Holly Smiths volunteers to assist with this project.
- **The Rusty Pilots** event was suggested by a member. This would require people to market and man the event. At this time, the association may not have enough volunteers to conduct the event.
- **Freeport McMoran:** The mine will be using the RSAPOA runway to spray the tailings with Magnesium Chloride. The logistics are still being worked out. The pilot that flew in from New Jersey will be parking his plane East of Ruby Star Drive. Community Manager Trudy Rahn will send out an email to the members.

Old Business:

- **Required road work and bids:** A bid from Bates Paving was reviewed. This work would be approximately \$26,000 to do West Lost Emerald and \$37,000 to do North Ruby Star Airpark. It is agreed by the BOD that a plan for the next five (5) years needs to be put together for the large road projects. Randy will look at the two bids to see if RSAPOA can afford them this year. Five top priorities for the road work should be identified and a budget put together with bids and pricing.
- **Weeds and road sweeping:** This will be scheduled to be done in May/June.

**There being no further items of business President Stogsdill requests motion to adjourn. Motion was made and seconded (Randy/Ron). All approve.
Meeting adjourned at 5:38 PM.**