

RSAPOA BOARD OF DIRECTORS MEETING

Tuesday, January 21, 2020 Location: Sahuarita
Library, 725 W. Via Rancho Sahuarita

Call to Order: Vice - President Stanley called the meeting to order at 4:08 pm Noted: President Stogsdill running a little late.

Roll Call:

Pete Stogsdill- Present

Ted Stanley - Present

Randy Wells – Present

Ron Alegria – Present

Lonna Davis – Present.

A quorum is met.

Association Members:

Wendy Magras, Bob Davis and Holly Smith (telephonically)

Management Seat: Trudy Rahn

Homeowner Q & A: Wendy Magras has found a weblink to Pima County. This can be used to request maintenance to county roads.

<https://seeclickfix.com/pima-county?locale=en>

Bob Davis expresses concerns with the growth of the Freeport McMoran mine. He will be drafting a letter to the State Representatives and Congressman. His request is for the mine not to dump their tailings/rocks on the side of residential communities. Wendy Magras mentions that the mine obtained a permit to do the expansion. The Green Valley Environmental Group may be of assistance.

Holly Smith requests draft financials be sent to the homeowners prior to the meeting and/or a handout at the meeting.

Minutes Approval: Minutes from the November 14, 2019 meeting were reviewed. Correction: Question on date of meeting, should be November 14. Spelling of the hangar needs correction. **A motion was made and seconded (Randy/Pete) to approve the meeting minutes with correction. All approve. Motion carries.**

Financial Report: December 31, 2019

Current Operating Balance: \$43,253.62

Reserve Account Balance: \$18,253.62

Lots: \$150,000

Total Assets: \$211,797.72

A discussion regarding the lots held by RSA on the balance sheet. The lots should be appraised. The four lots listed are held as collateral against the current Huey loan. The remaining loan amount is \$98,000. If the lots are lowered in value this will affect the balance sheet. The Board agrees that even at a reduced amount the lots are still worth at least the \$98K. Appraisal of the five (5) lots that RSAPOA owns may be

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done at future time. **A motion was made and seconded (Ted/Pete) to approve the December financials. All approve. Motion carries.**

President Stogsdill Report: There was a meet and greet with the Freeport McMoran staff. When questioned it seemed they gave similar answers that they have given in the past. There did not seem to be any new information or assistance coming from them. When asked about assistance with the McGee Ranch Road or issues with water, the standard answer was that *“there are no funds available for this”*.

Board of Directors seat assignment: The Board agrees to the following positions. President – Pete Stogsdill Vice – President – Ted Stanley Treasurer – Randy Wells Secretary – Lonna Davis Member at Large and Special Projects – Ron Alegria **A motion was made and seconded (Randy/Ted) to approve the incoming board positions for 2020. All approve. Motion carries.**

Manager’s Report: (*Trudy Rahn*) Resales are on the rise. A one-time capital improvement fee upon the transfer of ownership may be a consideration of the board, the money would go into the reserve account for future capital improvement projects. There were six (6) resales in 2019: Lot 123, 129, 144, 145, 175, 116D, and 144A. A project committee may be needed to undertake the bids if the board will be moving forward with a special assessment for the roads and infrastructure of RSA. The homeowner information needs to be updated. A comprehensive list of contact info and the street address of each Lot needs to be compiled. Trudy is requesting help with this project. Website and recordings. The current word press format is cumbersome, and it would be great if a new website could be considered. Meeting recordings will need to be stored in a different format moving forward.

Old Business:

- Bylaw review – the draft by the attorney has been received and reviewed. Ted Stanley will contact the attorney to find out the price on getting the Bylaws done.
- The new mailboxes are installed, and the package boxes are being used.
- Bids are reviewed for West Lost Emerald and North Ruby Star Airpark

The next meeting will be on Tuesday, February 18 at 4:00 PM.

Location: Sahuarita Library

There being no further items of business President Stogsdill requests motion to adjourn. Motion was made and seconded (Randy/Ron). All approve. Meeting adjourns at 5:50 PM.