

# RSAPOA BOARD OF DIRECTORS MEETING

Tuesday, January 5, 2021

4:30 PM - Zoom Web Meeting

## Meeting Minutes

**Call to Order:** Holly Smith called the meeting to order at 4:47 pm

### **Board Members Roll Call:**

Lonna Davis – Present

Bud Robison - Present

Holly Smith- Present

Pete Stogsdill- Present (arrived late)

Randy Wells – Present

A quorum is met.

### **New Business:**

Assignment of Officers and Directors:

Randy Wells – President

Bud Robison – Vice President

Lonna Davis – Secretary

Holly Smith – Treasurer

Pete Stogsdill – Member-at-Large

A motion was made and seconded (Lonna/Randy). All approved. (Pete Stogsdill not present). Motion carried.

### **Introduction of Guest Association Members:**

Mike Magras, Wendy Magras, Ted Stanley, Tim Krone, Mark and Shannon Felzein.

**Management Seat:** Kathie Van Brunt

### **Homeowner Q & A:**

Wendy Magras & Mike Magras voiced concerns about the WIP changes to the CC&R's. They felt there is not enough transparency, and that the attorney is not cognizant enough about RSA specifics when applying legal interpretations (for example, the issue of landing or taking off at sunset). Said FAA rules need to be followed. Wendy discussed the CUP ("conditional use permit"). Mike said emphasis was on legal deficiencies but not enough on aviation issues.

Dr. Tim Krone, pilot, has acquired a parcel and is concerned about maintenance of airfield.

Ted Stanley introduced the new manager from Adam, LLC: Kathie Van Brunt.

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### **Minutes Approval:**

Due to changes at Adam, the November and December minutes were not completed and therefore not approved.

**Financial Report:** November 30, 2020  
Current Operating Balance: \$38,946.17  
Reserve Account Balance: \$18,585.55  
Asset Lots: \$150,000  
Total Assets: \$207,531  
Liabilities: \$98,025

Randy will post financials on the website.

A motion was made and seconded (Holly/Bud) to approve the financial report for November 2020. All approved. Motion carried.

### **Old Business:**

Sending the latest version of the CC&R's for legal review is delayed. Holly and Bud have incorporated Wendy Magras's 2017 version, added the revised Arizona community statutes as well as a sample from another POA community, and have considered former Board member Ted Stanley's comments for the new CC&Rs. Holly and Bud are getting it prepped for Board review. Randy made a motion to have Phil Brown, the attorney, be the final arbiter of the CC&R's. Bud seconded the motion. There were four ayes, and one nay.

Randy tabled the 2021 budget for the February meeting.

Randy also tabled the Huey Loan options for February.

Holly said we originally had 65 lots but after some owners combined their lots, the current number is 62. This needs to be taken into consideration with respect to assessments.

Bud will create an Operations Manual regarding roads, drainage and erosion.

Holly will create a roster of owners and addresses for Adam LLC.

There was a discussion regarding road repairs and costs for North Ruby Star Airpark Drive. Randy suggested obtaining two additional bids to determine potential costs. Holly to follow up on this.

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Alan Williams pointed out that there may have been a procedural error in the approval of an assessment increase at the December Members meeting. Randy tabled discussion of assessment increases to the February meeting so as to have time to research the concern.

Bud is looking at paving, drainage and erosion issues on each street. Mark and Shannon Felzien volunteered to assist. Bud volunteered to chair a road committee.

### **Next Meeting:**

Randy proposed to have standing Board meetings on the second Tuesday of every month at 4:30 pm. He will post the minutes to the website on the last Tuesday of each month after approval.

Kathie Van Brunt left the meeting so Board members could discuss Adam LLC.

**Adjournment was at 7:14 pm.**