

RSAPOA BOARD OF DIRECTORS
MEETING Tuesday, May 11, 2021
4:30 PM - Zoom Web Meeting
Meeting Minutes

Call to Order: Randy Wells called the meeting to order at 4:34 pm

Board Members Roll Call:

Randy Wells - Present

Lonna Davis – Present

Bud Robison - Present

Holly Smith- Present

Pete Stogsdill- Present

A quorum is met.

Management Seat: empty

Introduction of Guest Association Members:

Ken Spaulding, Carl Truss, Tim Krone, Mike & Wendy Magras, Mark Felzien. Carter Boswell, and Ron Alegria joined later.

Homeowner Q & A: Tim Krone voiced concerned about the inoperable QR code to send payments through Adam LLC. Mark Felzien spoke to building regulations within the CCR'S. Suggested that the RSPOA look at the IBC (international building codes), accepted by Pima County. Due to great inflation in the building process, if the board could approve modular home system as could be suitable as a much lesser cost. Bud addressed that the Pima County uses IBC, but not in the entirety. For the POA to incorporate a modular home, there must be clarification by the POA noted in the CCR'S.

Randy-President Comments: There is a need to publish the the most up to date version of the By-Laws that were approved by the board after 2 changes. This happened in the October 2020 but was never sent to the membership.

2nd issue for housekeeping. In the August 2020, there was a motion and passed that if lots were combined, even if Pima County will assess as one lot, the POA will keep the assessment as two original lots. This would go into effect January 1, 2021. Randy made a motion to approve the August 2020 BOD meeting minutes. Bud 2nd the motion, all approved the motion and it passed.

3rd issue is discussing the Rules & Regulations which have not been updated since 2018. Bud noted that the CCRS, have precedence over the By-Laws, and Rules & Regulations. Bud voiced his concern that if there is the same contents in two or

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more of these documents, there can be conflicts, and multiple place to update therefore problems can ensue.

Minutes Approval:

The April minutes had been approved by the board via the email approval procedure. Those minutes were sent to the membership May 4th with the agenda for this meeting. The approved minutes will be attached to the May meeting minutes.

Financial Report:

As of April 30, 2021:

Current Bank Operating Balance: 65945.12

Reserve Account Balance: \$18,594.80

Asset Lots: \$150,000

Liabilities: \$88,714.88

Total Assets: \$136,763.32

Checks written this period:

CK # 357– 04/01/21 - \$504.02 Adam LLC April charge for services.

CK # 358 – 04/06/21 – \$24.99 Trico Electric 2/25/21 – 3/25/21

CK # 359 - 04/23/21 – \$228.00 DML – Domain Listings Annual Listing Renewal

CK # 360 – 04/30/21 – \$60.00 Fred Miller reimbursement for fuel from September maintenance

The financials will be posted on the website.

As addendum to the Treasurer's report, Holly shared her frustration as a property owner, and Treasurer that the income loss from combining lots has been very much overstated as 5 lots were originally sold as 16 acre lots. More of her concern lies in the fact the as of May 1st, there is \$11,844.43 in arrears for assessments. \$8326.50 will never be received as those lot owners sold without liens having been placed on the properties. These were delinquencies that took place several years ago, and the board should have been more concerned about the high dollar amount of the actual loss to the POA.

A motion was made and seconded (Randy/Bud) to approve the financial report for April 2021. All approved. Motion carried.

OLD BUSINESS:

- 1. Road Repairs:** Bud is coming to the airpark Friday to work on West Ruby Star Drive, and continue with West Lost Silver Lane.
- 2. CC&R's discussion** – the update is in limbo. Randy suggests that the version that Phill returned should be sent out for preliminary review by the membership. There will be 21 days given for comments to be returned. Jeanie, the HOA manager will send out the document through TOPS and the replies will be returned to her.

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- 3. HUEY LOAN** – Since Randy has reached out to Mr. Huey several times, with no return discussion by Mr. Huey. There will be a new loan/promissory note created by Pil Brown. He will also calculate a payoff figure for June 30th payoff for Mr. Huey.

Randy contacted a Licensed Real Estate appraiser, to evaluate the current market value of each the **five** lots that the HOA currently owns and can be sold. She contacted Randy minutes before the BOD meeting started today.

She will not give us a formal appraisal at this time, though it will be forthcoming.

The approximate values are as follows:

Lot 130E-\$35,000

Lot 153 - \$38,000

Lot 164 - \$35,000

Lot 165 - \$33,000

Lot 167 - \$33,000

Randy made a motion to approve the cost of up to \$1000.00 for Phil Brown to prepare new loan documents and prepare the payoff figures, and paperwork. Bud 2nd, the motion. All voted in favor, and the motion passed.

Holly made a motion to contract with Jerry Hain when we list the properties for sale. Bud 2nd the motion. All voted in favor, and the motion passed. It was discussed that the POA would list 3 properties at first. There was not a decision made.

MEETING ADJOURNED: Randy made a motion to adjourn the meeting at 6:07. Holly Seconded, all voted aye, and the meeting was adjourned.

There was NOT an executive meeting that followed.

Next Meeting: Tuesday June 8, 2021 4:30 PM ZOOM WEB MEETING

RANDY WELLS, President Randy.Wells182@gmail.com

BUD ROBISON, Vice President drwer2@hotmail.com

LONNA DAVIS, Secretary davis.lonna@gmail.com

HOLLY SMITH, Treasurer hollyfolly@comcast.net

PETE STOGSDILL, Member at large pstogs@gmail.com