

RSAPOA BOARD OF DIRECTORS  
MEETING Tuesday, June 8, 2021  
4:30 PM - Zoom Web Meeting  
Meeting Minutes

**Call to Order:** Randy Wells called the meeting to order at 4:32 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:** Erica Holbert, Adam LLC

**Introduction of Guest Association Members:**

Stuart Anderson, Ken Spaulding, Tim Krone, Mike & Wendy Magras, Mark Felzien,  
Fred Miller

**Homeowner Q & A:** Stuart Anderson will defer questions until later.

**Randy-President Comments:** None currently.

**Minutes Approval:** Lonna made a motion to approve the May minutes that had recently been sent to the board. Randy 2<sup>nd</sup> the motion. All voted aye and the motion passed.

**Financial Report:**

As of May 31, 2021:

Current Bank Operating Balance: 66,287.84

Reserve Account Balance: \$18,599.46

Asset Lots: \$150,000

Liabilities: \$88,714.88

Total Assets: \$136,763.32

Checks written this period:

CK # 362– 00/07/21 - \$427.23 Adam LLC May charge for services.

CK # 361 – 04/06/21 – \$25.45 Trico Electric 4/30/21

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Holly questioned that this is the second month without a payment to Atty Brown? Erica stated that that Attorney is negligent about sending invoices. Erica also said that she does not have access to the previous person's email so invoices might be there. She will check with the Attorney's office.

Holly also noted that due to Adam LLC personnel changes, the updated income figures are not yet reflected in the posted 2021 income chart.

The financials will be posted on the website.

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

**NEW BUSINESS:** Ruby Star POA Mailing address. Holly reported that the association now has a formal street address of 19348 S. Ruby Airpark Drive, with mail to be delivered to HC 70 Box 3. The association actually has had this administration address for many years, as it signifies the entry gate. With the transition to Adam LLC, The POA's mailbox was reassigned and ALL contacts, such as the IRS, Trico, AZ state etc uses Adam LLC mail address as our legal address. This will gradually be updated as the Association needs to have its own identity, away from Adam LLC.

Wendy Magras asked why this was necessary. Randy replied that due to heavy turnover and confusion with our account at Adam LLC, the relation may be terminated.

**OLD BUSINESS:**

1. **CC&R's discussion** – PLEASE NOTE: The discussion started about 30 minutes into the meeting and lasted [over an hour](#). There were valued comments made by most of the meeting attendees [and](#) the BOD. They cannot all be noted in the minutes. I encourage you to listen to the meeting video to hear the comments.

Randy started the discussions stating we have a lot of feedback about the CCRS. Randy asked board members for their thoughts on the process to move forward. Randy feels that there needs to be an accurate comparison of the three different versions: Original from 2000, 2017 version, 2020 version. And Randy feels that should be done with a line-by-line comparison. He thinks there should be a committee, and use "SurveyMonkey" to get everyone's' opinion. Bud agrees with using SurveyMonkey but would entail the more expensive version. Bud also feels the Articles need to be separated by what is needed because they are legally needed definitions, and what else is governed by subjective opinions. Another problem Bud found in reading replies from property owners, that besides stating a need for side-by-side comparisons, there were comments that indicated to Bud that the draft was not completely read, and a few replies were duplicated by other responders. He feels a committee approach would be successful, with minimal changes.

Holly mentioned that there is the latest version (11/20) incorporating Ted's suggestions. Wendy suggestion is to choose which version; she feels the latest version has too many changes.

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Holly feels must compare all three documents. Lonna stated that Tim Krone sent a very simply stated document with his suggestions. She feels we should compare original document compared to final document. There is a feeling that many responses were received. Lonna thought 25 people responded, But Holly counted that 10 people responded, some many times. And only 5 or 6 actually had comments or suggestions for changes. Pete himself interpreted that a feeling he sensed was some felt of the CCRS were done "to get" certain people, which surprised him. Pete feels should have a line-by-line comparison. Wendy feels strip out from the 2017 document anything that is unnecessary. She feels that not all AZ Statutes need to be quoted. Bud basically agreed and should be up to the attorney. Mark Felzien shared his feelings, from the point of someone who is trying to build, not already established.

Stuart Anderson asked for original date of enforce document. Holly answered (march) 2000. He feels committees would be helpful. Mike starts his comments by saying he feels the simple path forward is to start with the clean, legal review by a 3<sup>rd</sup> party attorney to remove unnecessary info such as "declarant". He feels that members have lost trust in this process. He also feels Survey Monkey is an excellent idea, for votes café style.

Mike then moved into a discussion of the 5 lots for sale: that lots 153 and 154 should not be sold, as one is too small to qualify to be sold. The other lot (153) can be used as a common area for RSA use in the future.

Randy's summary on current CCRS situation: He will do a line-by-line summary of enforce and 2017, and 2020, and eventually the replacement document. Mike Magras interjected that any comparison to the latest version is "muddling the process....." "Needs to go for legal review". Lonna pointed out that the version that was sent out to the members (May 17,2021) had been approved by Atty Brown prior to distribution but was not the 11/20 version with Ted's comments blended into the document. Mike responded stating that Lonna's comment is a "red herring." He continued to discuss Phil Brown, and his limitations as not an Aviation attorney. Holly pointed out that Phil Brown was the attorney who [was used by](#) the 2017 CCR committee chair for legal review? Mike went on to say that the 2020 [process was](#) not a "valid or honest" process.

Randy decided that the discussion be tabled for another time.

Randy will prepare a comparison to be distributed before the next meeting.

2. POA LOTS FOR SALE: Reminding the attendees of the meeting the Board was in the process of paying off the Huey loan, and refinancing with more favorable terms. Bud Robison has come forward with a proposal to buy three of the POA lots with the proceeds of the sale to be used to retire the Huey Loan. Bud then spoke to his offer being made by him and his wife Linda. They would like to buy three lots: 103E, 164, 165 for \$90,000 or the balance of the Huey loan, whichever is greater. He also discussed his interest in developing the small lot #154. He requested that his offer be advertised as if anyone else would like to buy these lots, they can come forward. Mike Magras suggested that the proposal (sic) of the development of lot 154 be [posted](#) on the web site with charts and contact information for Bud. Bud is offering two different offers. Randy will send the final proposal to Erica to distribute to the membership via TOPS by Friday 11<sup>th</sup>.

Commented [HS1]: By

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**Miscellaneous:** Wendy voiced two items of concern. She asked why the POA needed a mailing address. Randy answered that we may stop using Adam LLC. So, we need to be prepared. Her second concern is the reporting of the minutes. She perceives that over the last 6 [months, her](#) conversations are not always noted in the minutes and suggests that Adam LLC resume processing the minutes.

[Lonna, and Randy both mentioned that these are "minutes" not "seconds."](#)

MEETING ADJOURNED: Randy made a motion to adjourn the meeting at 6:32. Bud Seconded, all voted aye, and the meeting was adjourned.

There was NOT an executive meeting that followed.

**Next Meeting:** Tuesday July [13](#), 2021, 4:30 PM ZOOM WEB MEETING

**RANDY WELLS, President** [Randy.Wells182@gmail.com](mailto:Randy.Wells182@gmail.com)

**BUD ROBISON, Vice President** [drwer2@hotmail.com](mailto:drwer2@hotmail.com)

**LONNA DAVIS, Secretary** [davis.lonna@gmail.com](mailto:davis.lonna@gmail.com)

**HOLLY SMITH, Treasurer** [hollyfolly@comcast.net](mailto:hollyfolly@comcast.net)

**PETE STOGSDILL, Member at large** [pstogs@gmail.com](mailto:pstogs@gmail.com)