

RUBY STAR AIRPARK POA

Board of Directors Meeting

Tuesday August 10, 2021

Location: Via Zoom Time: 4:30 PM

MINUTES

BOARD MEMBERS

Randy Wells	President	Absent
Willis (Bud) Robison	Vice President	Present
Holly Smith	Treasurer	Present
Pete Stogsdill	Director	Present
Lonna Davis	Secretary	Present

PROPERTY MANAGEMENT: Suzi C and Bailee G - HOA Management Solutions

QUORUM: (Three directors for quorum) Quorum was met.

GUESTS/HOMEOWNERS PRESENT: Ted Stanley, Fred Miller, Jerry Hain.

CALL TO ORDER: Bud called the meeting to order at 4:38 PM.

PRESIDENT'S REPORT:

- Absent, so no report.

COMMUNICATIONS:

- Lot 1430: Road paving: The homeowner provided proposals and discussed outstanding bids from Borderland and Bates. Also mentioned that he used materials that cost \$115/ton for his property.
The board discussed options for road paving including a discussion about alternate options to minimize road erosion due to flooding. The board also discussed how to proceed without setting a precedent.
N. Ruby Star Drive will be the main priority. W. Lost Silver, N. Copper Cave, and N. Side Taxi Way are all high priority for road paving as well. The board then discussed asphalt vs micro surfacing for some of the roads. Chip Seal is not and will not hold up with excessive monsoons. Roads that have not been used excessively have fared better.
An option was discussed where the board rent equipment and do it themselves to bring down the cost. Bud said that about \$40K should be enough to do the work.
Lonna will ask ACE for an extension and will be getting bids from other vendors.
- Lot 1310: Asked if homeowners get to give input before the board votes yes on a project. Also, can something be done to waterflow to circumvent damage to the roads? 3 major washes that hit most lots, can retention ponds be created or improved?
Homeowner input before vote goes through. Board is looking at road erosion as well. Homeowners with washes on their lots need to take of that themselves. The board agreed with the washes that hit all the lots.
- Lot 1330: Has potholes at the end of his driveway and cannot get aircraft in and out.
The board understands that the North Side Taxi way is unusable but that the South Side Taxi Way is usable.

Future budgets will have to allocate monies for the roads so that they can be maintained correctly and that something will be done on a yearly basis.
After much discussion and repeating of the same issues, the board decided to table this and call a special meeting for the Roads.

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APPROVAL OF MINUTES:

- Approval of the Minutes from July 13, 2021.
Holly motioned to approve the minutes from the July 13, 2021 meeting, Bud seconded, and the motion passed.

TREASURER'S REPORT: (from ADAM LLC)

Ruby Star Airpark POA

FUND BALANCE SHEET

As of: 07/31/2021

Assets

Run Date: 08/03/2021
Run Time: 12:08 PM

Account	Operating	Reserves	Total
Asset			
01010 MOB Oper xxx-2724	\$72,967.63	\$0.00	\$72,967.63
01011 MOB Resv xxx-8807	\$0.00	\$18,604.12	\$18,604.12
01099 Property - Lot 153	\$0.00	\$58,000.00	\$58,000.00
Asset Total	\$72,967.63	\$76,604.12	\$149,571.75
Total Assets:	\$72,967.63	\$76,604.12	\$149,571.75

APPROVAL OF FINANCIALS:

- Approval of the July 2021 Financials.
Bud motioned to approve the July financials, Pete seconded, and the motion passed.

MANAGER'S REPORT: reviewed minutes from prior Board Meetings; Reviewed monthly Financials, posted governing documents to the website, added information to HomeWise Documents for transfers, Welcome Packages to homeowners, answering homeowner questions by phone and email, communicating with the prior management company, worked over the weekend to check assessor's website to straighten out lots and balances.

MONUMENT REPORT:

- No Report.

ARCHITECTURAL REPORT:

- No Report.

ROAD/RUNWAY COMMITTEE REPORT:

- All discussed under communications

OLD BUSINESS: Nothing was discussed as meeting was spent on Roads.

- Common Area Lot 154 Improvement proposal.
- POA Finance, Budget, Assessments and Special Assessments.
- Special Projects.
- Property Development (POA assets).
- Rules & Regulations, By-laws; Review and Edit. Cumulative voting discussion.

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- CC&R Special Meeting scheduling – and/or need for a formal committee.
- Storm damage and debris.
- Updating the budget.

NEW BUSINESS:

HOMEOWNER / OPEN FORUM: (Open forum is for homeowners to voice concerns or questions to the Board for action. Time limits are imposed, and homeowners are welcome to stay and attend the Board meeting. Homeowners are asked to sign in for documentation in the minutes.)

- All discussed under communications.

NEXT MEETING: Meeting: September 14, 2021, 6:00 PM Zoom online

ADJOURNMENT: Meeting adjourned at 5:57 PM. (No executive meeting followed)