

RUBY STAR AIRPARK POA

Board of Directors Meeting

Tuesday September 14, 2021

Location: Via Zoom Time: 4:30 PM

MINUTES

BOARD MEMBERS

Randy Wells	President	Present
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: Aporn Stein, Michael and Wendy Magras, Fred Miller, Tim Krone, Ken Spaulding, Alan Williams, Ralph Schnelle (guest).

CALL TO ORDER: The meeting was called to order at 4:37 PM.

PRESIDENT'S REPORT: The President discussed the special meeting that was held on September 1, 2021 to discuss the roads. During this meeting, there was a motion made to approve up to \$35,000 to be used for road improvements. Three different bids will be acquired before a decision is made.

COMMUNICATIONS:

- None.

APPROVAL OF MINUTES:

- Approval of the Minutes from August 10, 2021.
Lonna motioned to approve the August 10, 2021 meeting minutes with corrections, Bud seconded, and the motion passed.
- Approval of the Minutes, Special Road Meeting, from September 1, 2021.
Randy motioned to approve the September 1, 2021 meeting minutes with corrections, Bud seconded, and the motion passed.

TREASURER'S REPORT:

- Only two checks were written in the last month.

August 2021

<u>Cash</u>		
10000	Operating	75,541.03
<u>Total Cash</u>		<u>75,541.03</u>
<u>Reserve</u>		
10001	Reserve	18,604.95
<u>Total Reserve</u>		<u>18,604.95</u>
<u>Accounts Receivable</u>		
12000	Accounts Receivable-Assessments	11,798.70
12200	A/R Small Claims Fee	661.80
12400	A/R Homeowner Interest	199.17
13000	A/R Late Fees	1,650.00
<u>Total Accounts Receivable</u>		<u>14,309.67</u>

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APPROVAL OF FINANCIALS:

- Approval of the August 2021 Financials.
Randy moved to approve the August 2021 financials, Bud seconded, and the motion was approved.

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 board on various items.

REPORTS:

Architectural Report: (Chair: Committee:)

Road/Runway Committee Report: (Chair: Committee:)

- Magnum Paving has been out twice.
- The initial bid from Bates was too high.
- Bates cannot take on this project until January.
- The Board has not yet received an update from Magnum Paving – this should not take longer than 4 weeks.
- If the bid from Magnum is comparable to Bates, the Board will vote on which company to hire via email.
- Bud will be removing the backhoe and would like to create an area on lot 154 to stockpile all the materials left over from the road project. This would include a \$200 charge for fuel, maintenance, and time.

Bud motioned to approve this charge, Holly seconded, and the motion passed.

OLD BUSINESS:

- Common Area Lot 154 Improvement proposal.
- POA Finance, Budget, Assessments and Special Assessments.
Homeowners will approve the 2022 Budget at the annual meeting via a vote.
- Special Projects.
- Property Development (POA assets).
- Rules & Regulations, By-laws; Review and Edit. Cumulative voting discussion.
- CC&R Special Meeting scheduling – and/or need for a formal committee.
- Storm damage and debris.
- Updating the budget.
- Financial account name changes.
- Capital Project reserve accounts.
- Discussion of property taxes and Capital Projects.
- RSAPOA Website.
Tabled.

NEW BUSINESS:

- Annual meeting will be held November 2, 2021.

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Randy moved to give 4 weeks for nominations, as is stated in the Bylaws Article 4 Section 1.

Meeting packets for the annual meeting to be sent out on the 8.

State laws state that notice of a meeting needs to be sent out anywhere from 10-50 days in advanced.

Change meeting from November 2, 2021 to November 13, 2021.

Holly will send out emails to all homeowners when the board packet will be getting sent out as a heads up.

- The Board would like to have one Operating account and one Reserves account.
- The Board requested that the budget forecasts future expenditures.

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.)

- Lot 166A: Would like a copy of the Bylaws to compare. Her copy shows 8 weeks for nominations
- Lot 144C: Community participation.
- Lot 144B: Community participation.
- Lot 130B: Bates proposal is not quoting to pulverize the roads entirely, but instead will be paving over the existing chip seal – they will make sure that the potholes are filled first so as to avoid bumps.
- Guest: The guest is a realtor and potential buyer at Ruby Star. There are issues with the water – what remedies are there beyond the existing wells?
All wells belong to the HOA and are unreliable.
Lot 166A: A previous resolution allowed homeowners to tie into the well.
The HOA cannot guarantee the quality or quantity of water.

NEXT MEETING:

- Meeting: October 12, 2021, 4:30 PM Zoom online

ADJOURNMENT: Meeting adjourned at 5:58 PM. (move directly into executive meeting)