

RUBY STAR AIRPARK POA

Special Board of Directors Meeting for Roads

Wednesday September 1, 2021

Location: Via Zoom Time: 5:00 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) With five directors; quorum was met.

GUESTS/HOMEOWNERS PRESENT: Ken Spaulding, Fred Miller, Wendy & Michael Magras

CALL TO ORDER: The meeting was called to order at 5:03 PM.

North Ruby Star Airpark Drive – Paving Project:

Bud and Randy have checked the exit from Lot 1430 and agreed that the owner cannot taxi to runway from his lot. Board agrees that more bids will need to be collected. Paving was done by HOA to boundary of Lot 1430. Owner extended onto his property. RSAPOA cannot create easements on owners' lots. Lot 1430 will have to maintain his wash. Randy has had an off the book's discussion with Lot 1430 about the maintenance of the roads and that the HOA is only obligated up to his boundary.

The board discussed a caution of the notion of setting a precedent. It was made clear by the board that what will be done for one will be done for all.

Bates bid came in at \$48k, 24ft wide and do all of Ruby Air Park Drive to Taxi Way. Board to get new bids from ACE and Magnum Paving and perhaps others. Lot 1430 offered to help obtain more bids.

Homeowner Opinions:

- Lot 1430: requested service to be done on North Ruby Star Airpark Drive. The property owner received bids for the repairs with the highest being \$48,000.00 to pave from the taxiway to the pad of Lot 1430.
- Lot 130B: Ruby Star Airpark Drive is depicted as 50ft wide.
Bud - The declarant reserved the right to make easements. This cannot be done on private property. Lot 1430 was notified and accepted. There is no need for an easement, as there is nothing requiring HOA access, such as utility lines. Since it is unnecessary, it is illegal to pave private property. The Assessor's map is for taxation purposes, not legal descriptions. Having an HOA easement would allow all homeowners to enter Lot 1430's private property.
- Lot 166A: Agreed with the motion that the board wishes to approve.
Though there are easements on Lot 1430, there are more in other places, such as Bonanza. HOA has always only gone to the boundary lines. Need a road maintenance agreement.

The board agrees with the concept. Will create a maintenance priority list

RUBY STAR AIRPARK POA

Special Board of Directors Meeting for Roads

Wednesday September 1, 2021

Location: Via Zoom Time: 5:00 PM

MINUTES

and a maintenance mileage list which will outline those roads that end will not be maintained.

- Lot 1430: What is the project date?
We can start immediately.
- Lot 130B: Is the property line between Lot 1430 and Ruby Star Airpark Drive now private property? Can Lot 1430 put up a gate to block everyone out?
Yes.
- Lot 166A: There are limitations in legal descriptions. Bonanza has utility limitations.
- Lot 130B: The north taxiway?
The northern boundary of the taxiway.
- Lot 166A: The crossover is rough. Can we bring it to the interconnect and combine both projects in one?
While this is a reasonable request, there are budget constraints.

Many questions and answers were repeated by homeowners and the board.

Motion: Pave North Ruby Star Airpark Drive from the taxiway to the southern boundary of Lot 1430 with a budget up to but not exceeding \$35,000.00. The paving is to be done in asphalt.

Randy moved, Bud seconded, and the motion was approved.

NEXT MEETING:

- Meeting: September 14, 2021, 4:30 PM Zoom online

ADJOURNMENT: Meeting adjourned at 5:32 PM. (No executive meeting followed)