

RUBY STAR AIRPARK POA

Board of Directors Meeting

Tuesday October 12, 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	Absent
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: Jerry Hain, Ralph , Mike and Wendy Magras, Stewart Anderson, Tim Krone, James Lyne

CALL TO ORDER: The meeting was called to order at 4:35 PM.

PRESIDENT'S REPORT: Magnum will be out 10/26. Bates can't come until January. They will look all the way up to the apron near the taxiway. Potential sale of a lot fell through and will be discussed. Have the homeowner's forum at the beginning from now on.

COMMUNICATIONS:

APPROVAL OF MINUTES:

- Approval of the Minutes from September 14, 2021.
Holly motioned to approve the minutes from September 14 as amended, Bud seconded, and the motion was approved.
- Holly doesn't think there should be an ARC section. Annual meeting will be November 13, 2021, not November 2, 2021.
The date change was after the meeting, so it stays. HOAMS will remove the ARC section.

TREASURER'S REPORT:

- The CiT ending balance different from the Balance Sheet with Code.
CiT shows the uncleared checks and the Balance Sheet does not.
- Homeowners can find all financials and check registers on the portal.
- HOAMS will add a note to all minutes and agendas that financials are on the website.
- VMS cannot add lot # after account # on the delinquency report.
- Treasurer doesn't have confidence in the delinquency report.
- Your Budget with Code is your Profit and Loss.
Under Revenues, it doesn't show any income.
HOAMS will make a note that Holly gets the GL every month to see assessment income.

APPROVAL OF FINANCIALS:

- Approval of the September 2021 Financials.
Holly motioned to approve the September financials, Bud seconded, and the

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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, working on the annual packet for approval.

- If any board has a copy of the last annual minutes, please send them to HOAMS. The prior management company did not send any minutes or agendas.

REPORTS:

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

- Paving to start on October 26, 2021.
- Trying to organize a set of documents to create a capital plan on how to handle capital maintenance in the airpark. The information needs codified for future projects. Will create a policy statement on how to handle bidding process. How much would it cost to have the management company to create 2 documents:
 - Current accrual rate
 - Budget
- The board wants to have this done by the management company to aid boards even after leadership change.
- Update every month showing where the HOA is in funding their current capital projects.
- Wendy made an exhaustive excel sheet showing priorities and costs.
- Need to look at the legal and risk management views of this as well.

NEW BUSINESS:

- Clarification of allowing or not allowing hangar only properties. Add to Rules & Regulations.

Lot 1700: Last month they were in escrow and the sale was lost due to misinformation, lack of response, and disinterest.

The buyer attempted to make requests for CC&Rs and never received.

The Homewise documents didn't match and were continually told to go to Homewise despite nothing being on there.

The document is not an official document that has been released to homeowners.

The HOA info sheet was wrong on the website. It said the roads were public which is wrong.

HOA needs a complete set of documents that are approved by the Board.

Buyer was not asking for an opinion on building a hanger. Just looking to get answers.

The buyers kept saying, "We need to see a copy of the most recent CC&R document." And the only response was, "Hangers alone cannot be built in the HOA."

The issue is not known to all homeowners. The decision was not discussed in a meeting or with legal counsel.

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No violations have been sent to the 3 lots who only have hangers already. Additional use permit would be needed for multiple hangers.

What the homeowner wants done:

Get documents in order.

Acknowledge and act on fiduciary duty with care.

Within 30 days, order an official interpretation of current CC&Rs on hanger building.

Proceduralism this process for the future.

Buyers spent a bit of money getting these documents from Homewise and should be refunded.

Lot 162A: The homeowner was the realtor for lot 1700. The buyers were out of state homeowners who were moving to Arizona. This was a huge loss because the HOA needs to bring in people who will be active members.

Homewise is a depository website for HOAMS to do resale documents and post HOA information.

When I purchased in 2014, got from airpark and started building. A full year he only had a hangar and never once heard from the board. This is proof there is nothing in the CC&Rs saying you have to have a residence in the park.

Concern is on the larger scale. People rent hangars and if more single hangars are built and rented, the community becomes a commercial property and quadruples taxes.

- Elections Status/Annual Meeting. (Saturday November 13, 10:00am)
3 nominations received.
Putting the full packet together for board approval.
Ballots can be returned via email due to COVID regulations.
- Paving of N. Ruby Star Airpark Drive scheduled for 10/26/2021.

OLD BUSINESS:

- None.

STANDING AGENDA ITEMS

- 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.
- 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.
Potential update for a construction/maintenance page.

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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 1700: Never received an agenda with the invite. Please send it at least 48 hours prior to the meeting. Would be appropriate to have homeowners speak before their agenda items.
HOAMS will send it with the Zoom link. It is also available on the airpark website for homeowners.
- Holly: Concerned the agenda and packets aren't going out soon enough.
Invites went out last week and another reminder went out on the day of the meeting.
- Bud: Main concern is financials not getting done fast enough, but it is impossible to get prior month's paperwork together fast enough with only 8 days after the end of the month.
All accounting is done daily. Our contract says you get financials by the 15th.
- Lot 162A: Will be talking about when his permits were done and why his experience building out here applies to what Mike and Wendy are talking about.
- Lot 1700: It is important to assign someone to fix the governing documents right away.
The board will work with HOAMS.

NEXT MEETING:

- Meeting: November 9, 2021, 4:30 PM Zoom online

ADJOURNMENT: Meeting adjourned at 6:00 PM. (move directly into executive meeting)