

Ruby Star Airpark Property Owners Association

c/o 8987 E Tanque Verde Rd #309-128 Tucson, AZ 85749

Phone: (520) 760-7793

ANNUAL MEETING MINUTES

Zoom meeting online

Saturday, November 13, 2021

10:00 AM

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: Mike and Wendy Magras, Theo Mulder, Fran Difazio, Ted Stanley, Carter Boswell

CALL TO ORDER: The meeting was called to order at 10:07 AM.

INTRODUCTIONS: The board introduced themselves and announced their terms would expire December 31, 2021. The board invited homeowners to introduce themselves.

QUORUM: Quorum was met.

DISCUSSION OF FINANCIALS:

- The treasurer is having technical difficulties.
- The board has done a number of things in order to build up revenue and reserves. Three lots went up for sale, which were bought by the Vice-President which allowed the HOA to pay off their loan. This increased assessments by being privately owned.
- North Ruby star is under contract to be paved. There was a contract previously in place, but they had labor issues and were unable to meet deadlines and unreachable. Switched to Bates even though they are booked until February.

DISCUSSION OF DEVELOPMENT:

- The Vice President invited homeowner to take a look at the Ruby Star Website in order to see detailed documents on Road development and maintenance. There is an FAQ as well for homeowners.
- There are plans in place to eliminate the need for constant emergency repairs to the road.
- There is a one-year and five-year plan. A reserve study will be done in order to determine how much money will need to be accrued in what time frame to begin work.

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- The biggest issue is the road layout of the HOA when it was first designed. The lay is pretty, but not efficient in any way including drainage-wise.
- Trying to establish a list of all of the problems and create a priority system. They want to tackle the worst safety problems, then worst maintenance issues, then a total road evaluation.

CALL TO THE AUDIENCE:

- Lot 1220: Concerned about the road conditions. If a stop-gap isn't done soon, the problem will be much higher.
- Lot 1630: Running for the Board of Directors, wants to focus on improving the roads and repaving. 15-year resident. Looking forward to the boards synopsis on road conditions and paving plans.
- Lot 126D: Thought homeowners were supposed to be responsible for the road in front of their house. Has never seen any road work for as long as he has lived in Ruby Star. Proposes homeowners fix the roads leading up to their own homes.
- Lot 125C: Requested to pass along a survey from Freeport – how does their business is impacting the human rights of surrounding communities and neighbors. A requirement for expansion is rerouting Dimitri Wash, south of the ranch. Scheduled to begin 2024. Push Back 62 is the expansion of the Northwest perimeter of the pit, will continue for 5-7 years. BLM, Freeport, and Pima county are coming up with a solution for the wash crossing on Mission Road.
- Lot 1220: Been using the airpark a lot this year, perhaps more than any other in the airpark. Personally making sure it is clear of debris. Contacted Water Reclamation for the water issue on Mission Road.

ANNOUNCEMENT OF ELECTION RESULTS:

- 56 members were eligible to vote. 38 ballots received. 13 homeowners present. Several write-in names were received.
Minutes approved with 28 affirmatives.
Carter Boswell was elected to the board of directors.
Teresa Williams was elected to the board of directors.

ADJOURNMENT: The meeting was adjourned at 10:57 AM.