

RUBY STAR AIRPARK POA

Board of Directors Meeting

Tuesday January 11, 2022

Location: Via Zoom Time: 4:30 PM

MINUTES

BOARD MEMBERS

Lonna Davis	President	Present
Carter Boswell	Vice President	Present
Holly Smith	Treasurer	Present
Fran DiFazio	Director	Present
Teresa Williams	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, Mike and Wendy Magras, Ted Stanley, Carl Truss, Fred Miller

CALL TO ORDER: The meeting was called to order at 4:45 PM.

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.)

- M. Magras: Pima county confirmed that the road leading to Ruby Star Airpark, Mission Road, is on the list to be finished by June 30th,
- the end of this fiscal year. The homeowner is still working to figure out if this has gone out to bid yet. McGee Ranch Road is also on the to-do list.
This was previously not done because there was a loss of tax revenue. The board has noticed some patching has been done in the last month.
- M. Magras: The homeowner is working with Freeport on the wash repair. One mile north of Mission, the wash is filled with mud, sand, and debris. They are currently working with Pima to get a permit to finish the shoulder repair. Currently working on the wash reroute and expansion permit. Power line has been rerouted after waiting 3-5 years.
- M. Magras: Is the homeowner forum going to the end of the meeting? And is there an update on hangar-only properties?
No, the homeowner forum will stay at the beginning of the meeting. Hangars will be addressed under old business.
- T. Stanley: Didn't get the agenda in the email invite.
- Treasurer: Can the agenda go out sooner?
HOAMS will ask for the agenda items 14 days in advanced and send to homeowners 10 days in advanced.
- M. Magras: I got the first notice and not the second notice.
- C. Boswell: All emails from homeowners should get a response.
- J. Hain: Thank you to HOAMS for help with lot sales.

APPROVAL OF MINUTES:

- Approval of the Minutes from October 12, 2021.
Holly moved to approve the minutes, Lonna seconded, and the motion passed.

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TREASURER'S REPORT:

- Approval of the October 2021 Financials.
- Approval of the November 2021 Financials.
Holly moved to approve the above financials, Lonna seconded, and all approved.
- The treasurer inquired about a payment to the Arizona Department of Revenue.
HOAMS will send over the forms saying this is required.

REPORTS:

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

- Paving of N. Ruby Star Airpark Drive was completed 10/26/2021.
- Some road projects may need to be held off as there is a lot of homeowner construction going on right now.
HOAMS reminds the board this is why the community needs Design Guidelines and request a deposit on ARCs.
HOAMS to add Creating Design Guidelines to the next agenda.

NEW BUSINESS:

- 2022 Budget
- The president moved to make Mike the environmental representative for Ruby Star Airpark, the motion was seconded, and all approved.

OLD BUSINESS:

- Clarification of allowing or not allowing hangar only properties. Add to Rules & Regulations.
Clarification on CC&R interpretations needed by attorney.
Holly suggested to table the issue until the next meeting.

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.
A 2/3rds majority would be required for any CC&R changes.
- 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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NEXT MEETING:

- Meeting: February 8, 2022, 4:30 PM Zoom online

ADJOURNMENT: Meeting adjourned at 6:15 PM. (move directly into executive meeting)