

DRAFT

**RUBY STAR AIRPARK
BOARD OF DIRECTORS MEETING
SEPTEMBER 14, 2023**

Jerry Hain opened the meeting at 4:09 PM.

Board members present:

Jerry Hain
Carter Boswell
Teresa Williams
Holly Smith
Fran DiFazio

Member attendees:

Ted Stanley
Bud Robison
Carl Truss
Wendy and Mike Magras
Lonna Davis

Approval of May 2024 minutes:

Jerry made a motion to accept the minutes. Teresa seconded the motion. Discussion included that the minutes did not accurately reflect the portion regarding the Freeport McMoran negotiation committee, namely who was to serve on that committee. It was decided that after listening to the audio of the May 2024 meeting for clarification, the vote would be held at a later meeting. Jerry's original motion was withdrawn. Jerry then made a motion to postpone the vote on the minutes. Teresa seconded the motion and it passed unanimously.

Treasurer's Report:

Holly reported we have \$46,314.86 in the reserve account and \$7980.07 in the active account. Holly also supplied 2 reports (a Profit and Loss statement and a Transaction List by Vendor). She stated the audit will be done by the tax preparer. Holly made a motion to approve the Treasurer's report. The motion failed for lack of a second. The discussion that led to the failure of the motion included that there were two line items on the P & L statement that were erroneous: the gate repair payment had been duplicated and the atty fees may have a duplicate payment. The approval of this report will be taken up at a later meeting when the items in question are finalized.

Maintenance Committee Report:

Carter Boswell, chair of the committee, had nothing to report as the committee as of yet has not had a meeting. The committee consists of, along with Carter, Jerry Hain, Fred Miller and Bud Robison. Jerry said in keeping with statutes that the committee meeting will be properly noticed to all members.

Planning Committee Report:

This committee consists of Jerry Hain (Chair), Ted Stanley and Bud Robison. Jerry stated the committee needs to have a current HOA budget for planning purposes and as soon as that is available, they will begin planning in a more precise manner. Jerry also stated that in 2024, the runway will need crack sealing, seal coated and the numbers and lines repainted. He suggested the following year we will need to pave the intersections and also the north side area toward Miller's and Spaulding's and any paving will need to be sealed 6 months later. Jerry then said in 6-10 years from now the wash crossings will need repairs and

subsequent yearly budgets will need to include these projects. The Planning Committee will give notice to any meetings held to discuss these issues and present their findings and conclusions to the board.

Old business:

CCRs:

A meeting to discuss CCR updates was set for October 5, 2023 at 4pm via ZOOM. Discussion will include the initial rough draft of changes to the CCRs.

Budget:

Jerry will work on a draft budget for 2024 with input from committees for the estimated amount of funds that will be needed for various projects.

Gate repair:

Jerry reported a technician came out and got it operational however it still needs a few minor repairs. He said both inside loops are working properly and the optical sensor needs to be fine tuned.

Freeport McMoran (FM) runway maintenance:

FM would like to continue to use our runway for corporate flights and dust suppression flights. Teresa made a motion to establish a FM Usage Committee consisting of Jerry Hain (Chair), Carl Truss and Mike Magras and for said committee to negotiate issues with FM and give recommendations to the board for approval. Jerry seconded the motion and it carried unanimously.

Board member terms:

In the matter of changing board terms from 3 years to 2 years, Holly made a motion to include said matter on the ballot for the upcoming election. Carter seconded the motion and it passed 4-1 with Jerry voting nay.

HOA Documents:

This item was tabled.

Outside election service:

Holly made a motion to establish a committee to research companies who conduct elections for HOAs and to report their findings and recommendations to the Board for final approval. Fran seconded the motion and it passed unanimously. The meeting to address this issue is set for September 22, 2023 at 3pm.

APS contract:

Holly stated she will send this to those who request it.

New Business:

Elections:

With the Election Committee having been formed, there was no other discussion on this matter.

Annual meeting:

The annual meeting is scheduled for November 18, 2023 at 5pm. Details will be finalized after the board receives the recommendations from the Election Committee.

Jerry made a motion to adjourn the meeting. Carter seconded the motion and it passed unanimously.

Respectfully submitted,
Teresa Williams