

RUBY STAR AIRPARK
BOARD OF DIRECTORS MEETING
DECEMBER 30,2023
VIA ZOOM

Jerry Hain called the meeting to order at 3:10PM.

Directors in attendance:

Jerry Hain
Carter Boswell
Fran DiFazio
Teresa Williams

Members in attendance:

Bud Robison
Ted Stanley
Wendy Magras
Mike Magras

Jerry made a motion to invalidate the vote taken on 12/19/23 that nullified the 12/16/23 election and proceed with a runoff election between the 2 candidates (Bob Davis and Wendy Magras) who tied in the 12/16/23 election. Carter seconded the motion.

Discussion on the matter included the following:

- Jerry addressed the attorney comments (privileged) on the matter.
- Jerry also stated the 6 votes in Election Buddy that showed “Undeliverable” had been able to vote.
- Teresa reiterated her comments from the 12/19/23 meeting calling the election into question based on the election protocol was too vague and not inclusive with other board members.

These comments, along with documentation, included but are not limited to:

- There was no record of or disclosure of Ted Stanley having the login credentials to enter Election Buddy and to be able to make changes to members’ voting status. Nothing in previous meeting minutes disclosed this. Ted was only a committee member tasked to investigate election providers and make recommendations to the Board.
- Jerry Hain, who did have the credentials, has a professional relationship (possibly monetary) with one of the candidates as he is the listing agent for said candidate’s land for sale.
- Ted Stanley had access to seeing which members had not yet voted. No Board member other than Jerry had this access.
- In an email from Jerry to Holly dated 12/18/23 regarding the undeliverable votes, Jerry stated “Ted and I fixed on the last times we logged in during the vote.”
- Jerry wrote in an email to the Board that “Ted called one member at work to verify their cell number”. Teresa questioned why Ted, based on the previous points, was calling any members to verify anything.
- Jerry also wrote in an email to the Board “The vote started on Nov 25 and on Nov 30 I gave Ted the order not to login after we fixed the last problem we could fix”. He also stated that he was on a cruise but still had the ability to login to fix anything.
- In another email on November 30, 2023, from Jerry addressed to Ted through the BOD email, Jerry wrote “Ted, there is only one more correction to be made and I will make it as soon as we have the information. There is no need for anyone to login to ElectionBuddy again until we have the information or during the Annual meeting. Thanks for all the help getting this running.” It was upon reading this email that Teresa became aware that Ted had access to Election Buddy.

Teresa also presented information she had acquired after the 12/19/23 meeting. This included email correspondence with an Election Buddy representative. Excerpts from the emails are:

- “Looking at the Notice that should have been sent to your email, the administrator’s email is ted@vineyard.net.”
- “My coworker just clued me into a conversation he had with Jerry yesterday (12/20/23) where he was attempting to change the email from ted@vineyard.net to rsapoaboard@comcast.net but was struggling to do so.”

Mike Magras read a personal statement regarding the matter as well.

Fran Defazio, who was on the election committee, stated that she was very involved and she saw no improprieties, she felt the vote was valid.

After the discussion on the matter, Jerry called for the vote. The motion carried 3-1 with Teresa voting Nay.

Jerry said he will explore possibilities for an impartial entity to administer the runoff election, possibly the League of Women Voters. He stated further he and Carter will work together to get it set up.

Jerry also announced the BOD attorney had submitted his letter of resignation.

Bud pointed out the committees and bank accounts will need to be brought up to date.

The meeting was adjourned at 3:51PM.

Respectfully submitted,
Teresa Williams