

DRAFT
RUBY STAR AIRPARK
Board of Directors Meeting

April 17, 2024

Wendy Magras called the meeting to order at 3:00 pm via Zoom and at Jerry Hain's house.

Directors present:	Quorum was met.
Wendy Magras	President
Bud Robison	Vice President
Jerry Hain	Treasurer
Carter Boswell	Director

Members present:
Fran Difazio Bob Davis Ted Stanley
Holly Smith

Approval of Minutes:

Wendy Magras moved to approve the minutes from March 21, 2024, Carter Boswell seconded, and the motion passed.

Treasurer's report submitted by Jerry Hain consists of current balances in the bank, \$87,339.25 in money market and \$50,109.12 in checking. Normal report will be made at next meeting, QuickBooks is about 2 years behind in checking account and will require about 50 hours of work.

Wendy Magras researched all HOA legal representatives in Tucson/Green Valley area. Most were Phoenix based and rented a conference room in Tucson. Wendy selected local firm Smith & Wamsley and the cost is the same as previous law firm.

2022 Annual meeting minutes were not approved at the last meeting. Wendy Magras will send out draft after Jerry Hain fixed the nomenclature of the financial accounts. Next annual meeting date set for November 16, 2024.

Committee Reports:

Maintenance Report: Requested bids to reseal runway and repaint stripes and numbers including 300 foot test section, selected Seal Right for \$49,500. Wendy Magras moved to approve Seal Right bid to reseal runway, Jerry Hain seconded, and the motion passed.
Check dam project in work for runway, shade frame approved to come down and mowing in work. Still need to clean out culverts. Hangar removal still in progress, Bud is in charge of it.

IT report: Website password protected page intermittent. Payment link listed in Contacts so is available.

Facilities Use report: New contact at the mine Matt S., Mike Magras is in contact with him and working on long term contract for corporate flights and spraying. Freeport community grants were discussed, Linda Robison is willing to help.

Wendy Magras recommends we sell lot 167, Jerry Hain stated he will not take any commissions for the sale. Wendy Magras made a motion to sell Lot 167 for \$40,000, no one seconded the motion.

Topics for next meeting, selling Lot 167, architectural committee, CC&R consolidation.

Next meeting scheduled for May 16, 2024 at Wendy Magras' house.

Wendy Magras adjourned the meeting at 4:20 pm.

Respectfully submitted,

Jerry Hain, Treasurer