

DRAFT

**RUBY STAR AIRPARK
Board of Directors meeting
February 26, 2024
via Zoom**

Wendy Magras called the meeting to order at 3:01PM.

Board members present:

Wendy Magras
Bud Robison
Teresa Williams
Jerry Hain
Carter Boswell (joined late)

Members in attendance:

Ken Spaulding
Ted Stanley
Holly Smith
Carl Truss
Mike Magras

Previous meeting minutes approval:

Wendy made a motion to approve the 5/11/23 minutes. Jerry seconded the motion. With no discussion, the motion passed unanimously (4-0) with Carter not yet in attendance.

Wendy made a motion to approve the 11/9/23 minutes. Bud seconded the motion. With no discussion, the motion passed unanimously.

Wendy made a motion to approve the 12/19/23 minutes with an amendment stating that Fran DiFazio, who at the time was serving on the board and an election committee member, stated the vote for the new board members for 2024 was a valid vote and there were no improprieties. Jerry seconded the motion and it passed unanimously.

Wendy made a motion to approve the 12/30/23 minutes with the same amendment listed in the 12/19/23 minutes. Bud seconded the motion and it passed unanimously.

Wendy made a motion to approve the 1/19/24 minutes. Bud seconded the motion and it passed with a vote of 4 ayes and 1 abstention (Teresa).

Wendy made a motion to approve the 1/31/24 minutes. Bud seconded the motion and it passed unanimously.

Wendy made a motion to approve the 2/5/24 minutes with the correction of adding that Bud Robison and Jerry Hain had contributed to the completion of these minutes in Teresa's absence 45 minutes into the meeting and also to correct a few "typos". Jerry seconded the motion and it passed unanimously.

Treasurer's report:

Jerry Hain and Holly Smith will be working together to update the QuickBooks records. Wendy made a motion to allocate \$30/month to use the web based version of QuickBooks. Jerry seconded the motion. Discussion included Jerry explaining the previous disc based versions are subject to hardware challenges and expensive to

purchase and also justification of spending the money for the web based version. Wendy called for the vote and the motion passed unanimously.

Jerry gave the balances of the treasury accounts as of 2/26/24. They are:

\$42,729.33 in the business account

\$86,952.11 in the money market account

Old Business

Hangar purchase:

Bud gave a report regarding the hangar for sale by Sandy DiFazio. His report included no asking price was given, the hangar would need to be dismantled and shipped from NY, it would eventually need all new hardware upon rebuild and engineered documents to present to Pima County. After investigating the possibility of purchasing this hangar, Bud recommended not doing so based on the many challenges.

Repairs to roads:

Wendy spoke with Leonard of APS and he agreed to make repairs to the previously applied chip seal. The weather and temperature need to meet the criteria for this work to be successful. Wendy will stay in touch with Leonard regarding the optimal time to complete this work. Jerry suggested also speaking with Leonard about repairs to and sealing the runway along with painting the numbers. Wendy will also explore prices for asphalt at various places on the roads.

Property tax on lot 153:

Wendy explained lot 153 is adjacent to the common area. She made a motion to change the property class/use code with Pima County from Vacant/Ag/Golf to Common Area. Jerry seconded the motion and with little discussion, the motion passed unanimously.

List of areas of normal maintenance using the backhoe:

Sandy DiFazio requested a summary of maintenance areas within the airpark where the backhoe is used. Wendy and member Ken Spaulding will work together to compose the list for Sandy.

Attorney:

Wendy is exploring options for a new attorney.

Committee reports:

- Planning – Bud Robison

There was discussion regarding the difference in the planning committee and the maintenance committee and the responsibilities each committee has.

- Maintenance – Carter Boswell

Carter identified some items for attention and their prioritization. He stated the runway sealing project needs to be in the budget for this current year and will get estimates for that project.

It was decided that the 2 above committees work together and will discuss via email a good time for committee members to meet and present their findings and ideas at the next board meeting.

- Facilities Usage – Mike Magras

Mike is working on obtaining a long term contract for the FMI spraying and also a contract for FMI corporate flights. He added that his FMI contact, Jessica, is leaving FMI and a new representative will be replacing her.

- IT – Jerry Hain

Jerry reported the “domain host” for the website has been moved from GoDaddy to Name Cheap. He explained a few of the benefits from this change and stated the email address will change when the process is finalized and he is continuing to work the representative.

New Business

Consolidation of current CC&R's and amendments:

Wendy and Jerry would like to integrate the CCR amendments into the original main document with no other changes. They will present this at the next meeting.

Wendy also believes we need to form an election committee and architectural committee and will add these topics to the next meeting agenda.

Fence:

There had been an issue with cattle coming across the west fence that was reportedly badly damaged. The maintenance committee will look at the fence, particularly on the west side, and make recommendations to the board while Wendy will try to reach out to the rancher for their help in the repairs.

Next meeting:

The next meeting is scheduled for 3/21/24 at 3:00PM at Jerry Hain's home.

A couple of topics suggested for the next meeting were 2 or 3 sets of Annual Meeting minutes need to be sent to the members for review and the legality of the "transfer fee" that is in place upon the sale of a property.

The meeting was adjourned at 4:35PM.

Respectfully submitted,
Teresa Williams