

DRAFT

RUBY STAR AIRPARK Board of Directors meeting March 21, 2024 In person and via zoom

Wendy Magras called the meeting to order at 3:00 PM.

Board members present:

Wendy Magras
Bud Robison
Teresa Williams
Jerry Hain
Carter Boswell

Members in attendance:

Fran DiFazio
Holly Smith
Ken Spaulding
Sandy DiFazio
Ted Stanley

Sandy DiFazio commented he would like for the board to reconsider purchasing the hangar he has for sale. Bud pointed out the transport cost associated with relocating it to Arizona along with engineering plans and required hardware for assembly. Bud suggested placing its “for sale” status in the upcoming newsletter.

Minutes

Wendy made a motion to accept the minutes from the February 26, 2024 meeting. Bud seconded the motion and it passed unanimously.

Treasurer’s report

Jerry Hain stated the amount in the operating account is \$44,043.33 and the amount in the money market account is \$87,139.01 as of 2 PM on 3/21/24.

Jerry is also updating QuickBooks and trying to adjust the payment schedule for several members so they “get ahead” with their dues and will then not be considered late with monthly payments. He is also arranging quarterly payments for those members not paying the full amount of dues in 1 payment at the beginning of each year.

Jerry also stated he will create a new payment page within the website.

Old Business

Paving repairs from 2022: Wendy stated she and Bud had met with Leonard from APS Paving. Leonard agreed to make most of the repairs needed on or around April 26 or 27, weather permitting.

Property tax on lot 153: Wendy reported she is seeking a change in the “use code” for this property from residential to common area but she will need the assessment first to make this change and will continue to work on this.

Backhoe maintenance items: Ken Spaulding provided a list of the items to Sandy DiFazio.

HOA Attorney: Wendy has emailed 3 or 4 attorneys and is awaiting responses and will continue working on the matter.

CCR restatement: Jerry said he has finalized the import of the amendments into the main body of the CCR document. There was much discussion on the subject including whether or not the new document would automatically become enforceable going forward, also considering the former attorney's opinion given on a rewrite and the cost of such, including but not limited to attorney fees and furnishing each member with the new document. Ultimately the matter was tabled.

West boundary fencing: Wendy spoke with the rancher who leases the land to the west of the airpark. The rancher may be willing to share the cost of repairing the fence that was damaged by her cattle. Wendy will continue to work on this also.

Real estate transfer fee: This matter was tabled until we hire an attorney and can discuss the matter with him or her.

Request for professionalism: Many subjects were discussed and suggestions made, such as; commitments to follow up to correspondence within 3 days, use auto reply to received emails, documents and notices should go out to members 1 week in advance of meetings.

Election committee: Wendy made a motion to establish an election committee. Jerry seconded the motion. Discussion included this committee needs transparency and Jerry volunteered to assist the committee with the use of Election Buddy. Upon the call for the vote, the motion passed unanimously.

Architecture committee: This matter was tabled.

Planning committee: Jerry made a motion to consolidate the planning and maintenance committees and it be identified as the maintenance committee. Bud seconded the motion. Discussion included that Fred Miller sent a list of tasks to be done including addressing the junk pile at the runway, the windsock, common area weeds, drainage areas and Wendy suggested addressing the roadway weeds. Upon the call for the vote, the motion passed unanimously.

Facilities usage committee: There was no report at this time from the committee.

IT committee: It was reported there have been a few problems with the website since it had been changed from GoDaddy. Jerry said he is continuing to work out the problems.

Annual meeting minutes: Wendy would like to send out the minutes from the 2023 annual meeting soon. Two board members are working on those minutes as Teresa was not in attendance.

The next meeting is set for May 16, 2024 at 3 PM. Possible topics for the meeting are compensation to Sandy DiFazio for his backhoe storage and "distance remaining" runway markers.

The meeting was then adjourned at 4:51 PM.

Respectfully submitted,
Teresa Williams