

DRAFT
RUBY STAR AIRPARK
Board of Directors Meeting

February 12, 2026

Chris Crowder the meeting was called to order at 1:02 pm via Zoom and at Pima County Library, 670 W Sahuarita Rd, Sahuarita AZ.

Directors present:	Quorum was met.
Chris Crowder	President
Deb Hoffman	Vice President
Steve Kuiper	Treasurer
Michael Ambrose	Director

Members present:

Mike Magras, Holly Smith, Lonna Davis, Tracy Kuiper, Pete & Sheena Stogsdill, Sandy & Fran DiFazio

Guests:

Tracy Johnson

Approval of Agenda:

Chris Crowder moved to approve the agenda, Michael Ambrose seconded, and the motion passed.

New Business:

1. 2026 Operating Budget

Final review of proposed 2026 budget had extensive discussion of the budget.

Chris Crowder moved to approve the 2026 Operating budget. Michael Ambrose seconded, and the motion passed.

2. Accounts Receivable (A/R) Report & Delinquency Overview

Current balances redacted, aging summary shows 26 late.

Proposed actions are: send quarterly late notices, lien notice at 9 months late, put lien on property at 12 months late, foreclosure at 18 months.

Chris Crowder moved to send out a letter in the mail, certified intent to put a lien on somebody's property when they are 9 months behind and that we will do the lien at 12 months if we have not heard from them and resolved the issue. Michael Ambrose seconded, and the motion passed.

3. Administrative/ Account Access Update

- Addition of Tracy Johnson to association account(s)

Chris Crowder moved to have Tracy Johnson added to the online and Chase accounts to move money. Michael Ambrose seconded, and the motion passed.

4. Well Usage and Ownership

Clarification of ownership, the RSA POA owns all the wells on the airpark except for 1 privately owned well.

Usage rights and current concerns of POA wells, they are for all the owners not just for the lot they are on. Mike Magras presented extensive information on the history of ownership and use.

Board discussion on consistency and policy direction will continue at next meeting after more investigation and conferring with our attorney.

5. Front Gate Damage from truck, police report needs to be filed. Camera system needs replacement.
6. Mine-Related Questions, Matt is our representative. Notice that mine-related questions or concerns will be addressed after the February 19, 2026 Community Partnership Panel (CPP) meeting

Member comments:

Pete Stogsdill is requesting use of the 6 end of the runway for Sheenas friend's wedding. 2 Oct for setup, 3 Oct for wedding and 4 Oct for cleanup.

Michael Ambrose moved to approve Pete to use the airpark for the wedding, Steve Kuiper seconded, and the motion passed.

Chris Crowder adjourned the meeting at 2:22 pm.

Jerry Hain, Secretary RSAPOA