

# IAHA Board Meeting

## *January 24, 2007*

The meeting was called to order at 7:00 PM by new President Kelly Wilson. Present were: Craig Cowles, Herb Jolliff, Dave Martin, Kelly Wilson, Robert English, Keith Moes and Alan Wright. Guests in attendance were: Andy Andersen, Carole Gabel, and Pete Weber.

**SECRETARY:** Minutes of the previous meetings had been emailed to the participants ahead of time. Dave Martin made the motion to accept the meeting minutes as corrected (some misspelled names were corrected), and Herb Jolliff seconded. All approved by voice vote.

**TREASURER:** New treasurer Keith passed out a balance sheet for the entire year, showing net change from Dec. 31 2006 to Dec. 31 2007. The deadline for assessing the late fees is at the end of this month, and there are about 40 households that have not paid yet. Last year John McCoy had called those folks in arrears around the 28th. There was some discussion about putting a reminder in the next issue of "Loud and Clear". One CD has been renewed, at an interest rate of around 4.55%. Alan Wright made the motion to approve the financial report as submitted, and Dave Martin seconded. All approve by voice vote.

**MAINTENANCE:** Craig gave a short dissertation about what tasks the maintenance team performs, him and Lynn McDonald, and also about the slurry coating for the taxiways performed most every year. The large cracks that go across the slurry, which there have been some complaints about, are the target for repair work this year (rough estimate is about \$1,000.00 per crack and there about 20 cracks to take care of). An assessment will be done around May as to how many cracks need to be fixed. The actual work should be done around August. Treasurer Keith said that if he coordinated properly he could have a CD expire at the time when payment would be required for the work. The consensus was that this work was the sort of thing that the Homeowner's Association should be doing, and it would be far more costly to put this job off than it will be to take care of the cracks when they are relatively small. Writing up an order (RFP) and having multiple bids submitted was discussed, along with making several factors besides cost being part of the decision.

Craig suggested a one-page form for violations of the CC&Rs, with a deadline of 30 days, in order to motivate those who are currently in violation. This was taken up again under "old business."

Dave Martin asked about the water draining across Bonanza taxiway, when flow is blocked at the east so it flows across the taxiway to the north, and there was some discussion about how best to investigate and/or enforce payment for fixing the problem.

**ARCHITECTURE:** Dave said that he had three volunteers to be part of the committee: Carole Gabel, Carol Krieg and Linda Schulte. The plan for the year was to review the plans and then submit recommendations to the Board, which will be necessary between IAHA meetings only where there are potential grey areas in the owner's plans. There are no projects before the committee at this time. Discussion centered around those times when the Board might be called to discuss the committee's findings, and it was generally agreed that this was up to the judgment of the architectural committee. There was a motion by Herb to approve the committee membership, and Alan seconded. All approved by voice vote.

**OLD BUSINESS:** The enforcement of the CC&Rs was taken up again. Dave reviewed what he and John Horn had done the previous year, taking note of which people were violating the CC&Rs, and that all but one had agreed to either reverse or not persist in what they were doing which were in violation. The general agreement by the Board was that we were going to be enforcing the CC&Rs as they are written this year. The question of cement pads for folks without a hangar was brought up, since this was a long-standing battle between certain neighbors and the Board. Alan suggested that such violations be made a condition of a future house sale, that is that any particular homeowner who is not in compliance with the CC&Rs with their property be "grandfathered" up to the point where they sell their house, at which time the property be brought into compliance with the CC&Rs at the time of transfer. That idea went over very well with those present. Some other neighbors who have been consistent problems were also discussed, including a certain resident who keeps old cars and may indeed meet the nuisance requirement of the CC&Rs. The City's assistance in these areas is important to lend credence to the complaint, and Craig brought up some specific instances when the police were called and the problem was effectively cured.

**NEW BUSINESS:** There was no new business.

**GOOD OF THE ORDER:** Carole Gabel said that Niel Warrick's house has been sold, and that a short-term rental was needed before the new owner occupies it in about a year.

Dave Martin said that the Al Upright Memorial Fund proceeds were sufficient to purchase a memorial granite bench, to be dedicated during the Memorial Day Fly-By event, with Al's name engraved on it. It will face the tarmac to the west.

Andy Andersen said that the next planning meeting for the Memorial Day Fly-By event will be on February 11, probably at the EAA hangar, at 7:00 PM. He also mentioned that the Flying Farmers will be hosting their Annual Training Day for flight reviews, on April 19th, and that will probably also be at the EAA hangar (not certain about that yet). It will include a seminar with flights all day starting at 8 in the morning. There is a donation recommended for the CFI who conducts the seminar, though the flying part is free.

ADJOURNMENT: Dave Martin made the motion to adjourn, and Keith Moes seconded. All approved by voice vote. The meeting was adjourned at 8:12 PM. Next meeting will be on April 24<sup>th</sup>, 7:00 PM, at the Gabel's hangar.

Respectfully submitted by Robert English, secretary.

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