

IAHA Board Meeting

26 January, 2023

President Alan called the meeting to order at 7:00PM. Present were Keith Moes, Dave Ullman, Robert English, Al & Margaret Cleveland, Alan Wright, Herb Jolliff, and Bob Sherman. Several members of the community were also in attendance.

COMMENTS FROM MEMBERS: Ron Singh announced himself and asked if there would be a response to the letter he wrote regarding procedures, and President Alan said the Board planned to review the points raised. He also invited Ron to participate in a committee when its work has begun.

SECRETARY: Robert stated that the minutes for the December Membership meeting had been posted on line a few weeks ago giving everyone a chance to read it. Al Cleveland suggested a change to the minutes, making Ron Singh "Project Lead" rather than the chairman. **Keith Moes made the motion to accept the minutes as corrected, and Margaret Cleveland seconded. All approved.**

TREASURER: Margaret Cleveland had prepared a Power Point presentation regarding the budget and the current state of accounts. This made the actual budgetary amounts more easily understood for those attending, particularly the expenses per year and how much each of these have increased. All ORSs that apply to our HOA were reviewed during Margaret's report.

Given the current expenses, she proposed a 10% increase in the budget, and invited a motion or discussion toward a motion. Al raised the possibility of extra cost for maintenance, and Alan also mentioned that the legal expenses were going to be unknown for the coming year. Alan suggested forming a committee to discuss increasing the dues, and for now he stated we should evaluate the motion to increase the budget. **Al Cleveland made the motion to accept the 10% increase and David Ullman seconded. All approved by voice vote.**

Further discussion centered around insurance, not only for the Homeowners Association itself and the common properties that the Association maintains but that each homeowner in the Airpark would also be expected to maintain their own homeowners insurance. Dave Ullman said he would research fully secure methods to manage HOA information for the community members electronically.

ARCHITECTURE: Dave Ullman said it was slow this time of year, though he has been in touch with the White family who was repaving the hangar and taxiway apron and didn't know she had to submit a plan first (Dave is in regular touch with her). Margaret also mentioned the walkways which are being crowded by plant growth, which are going to be reevaluated during the year.

MAINTENANCE: A spraying test was done on the North/South taxiway to check the effectiveness of a new herbicide. There may be a hangar where the IAHA Maintenance Committee can put their equipment to keep it out of the weather, nothing firm yet.

Ron Singh then made a presentation regarding the taxiway restoration plan, showing each of the taxiways that are going to be ground down and then overlaid with new material. Ron said he had met with the contractor who is prepared to do this, and went into great detail about the most efficient way it would be done in addition to the projected costs as they currently stand. The anticipated earliest start of this project is 15 March, weather permitting (no rain, and ambient temp consistently above 50 degrees Fahrenheit), with the project being done in one week if everything goes well. Ron said he met with the ODA representative

yesterday to be sure they are aware of what needs to be done, and they will be working with the FAA so that everything is coordinated.

Al Cleveland chimed in at this point regarding the taxiway drainage, which does need to be fixed in some spots before the repaving project starts. Ron also had some thoughts about that, getting specific about maintaining the known spots which are causing drainage issues, including the ditch that runs along Airport Way. Much more discussion centered around current drainage problems, with the understanding that any adjustment in drainage in one spot can affect other unknown locations so any fixes need to be evaluated carefully. Questions about the project followed, which were ably answered by Ron.

The actual contractor's proposed agreement was next on the agenda to be reviewed. Dave Ullman made the motion to approve the contract as written. Discussion centered around Keith Moes' concerns about the contingency of available spare funds and if IAHA could stop the project if we get into a financial bind with unanticipated cost overruns. A possible short-term bank loan (or more local sources of funding) could be researched as a potential backstop to keep the project from having to stop in the middle if there are issues. **The next proposal was to give Al Cleveland the authority to proceed with the contractor and get the contract signed. Dave Ullman made the motion and Keith Moes seconded. *All approved by voice vote.***

Lynn McDonald has been mowing the common property for years using the IAHA mower, and it is completely worn out. Al brought up a local auction where a John Deere mower is up for bid, and the possibility for Al to put a bid on it was discussed. **Alan asked that a motion be made for an amount of \$2,500 be made available for a bid on that mower. Margaret Cleveland made the motion and Keith Moes seconded contingent on discussion** regarding where the money will come from (there is an existing maintenance budget for the year). **Margaret amended her motion to include the condition that the mower only be used on IAHA common properties. *All approved by voice vote.***

LEGAL ACTION UPDATE: Alan Wright went over the basics that the instructions the lawyer has given us, i.e. that the case cannot be discussed without the lawyer present, and that there will be another call with the lawyer in the future to discuss the current status of the case.

ADJOURNMENT: President Alan adjourned the meeting at 9:12PM. Next scheduled meeting is Thursday 27 April 2023 at the EAA hangar. Respectfully submitted by Robert English, secretary.