

IAHA BOARD OF DIRECTORS

AGENDA

April 27, 2023

EAA HANGAR

Welcome and Call to Order 7:00 p.m.

Comments or concerns from IAHA residents attending the meeting

Secretary's report and Approval of Minutes from December as posted on the Website

Treasurer's Report

- Standard review of accounts
- Identify available funds for taxiway project
- Continue ORS compliance review of IAHA accounting practices
- Dave to present options for secure access to budget documents

Architectural Committee Report

- Standard Report of Construction Projects
- Any Architectural Committee Preparation for Taxiway Resurfacing Project

Maintenance Committee Report

- Standard Report of for Equipment and Non-Resurfacing Projects
- Plan for Consolidating and Moving IAHA Equipment Inside a Centralized Location
- Taxiway Resurfacing Project Review
 - Homeowner Compliance with taxiway clear area
 - Review Drainage Issues; Discussion of open ditch versus closed pipe.
 - Review Contract Documents
 - Review Project Schedule
 - Review Cost Estimate and Funding
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Update of Legal Action

- I believe that we are in settlement negotiations.
- Does the board want an update call with the Mike Jacobs (IAHA's legal counsel)?

Other Board Member Reports and/or Comments

- Review Western Interlock Project
- Request for email distribution of draft meeting minutes
- Review of Ron Singh's suggestions (See attached page) and assign relevant tasks.
- Review Wane Nutsch's request for enforcement of Article 5, Section 3
 - o Solar heat collector systems and high intensity lights of any kind must be installed in such a manner as to prevent intrusion onto neighboring properties.
 - o Google; High Intensity Discharge is an overarching term for a gas-discharge light. They are the oldest type of electrical light Among the common types of HID lights are mercury vapor, low and high pressure sodium and metal halide lamps.
 - o Other less common variants include ceramic metal halide and xenon short-arc lamps.

Items for the Good of the Order

Adjournment

Ron Singh's Suggestions

1. Agenda:
 - a. Solicit suggestions for discussion/resolution from the homeowners prior to the development of the agenda.
 - b. Provide a more detailed agenda properly describing items to be discussed and/or resolved.
 - c. Include a standing item on the agenda for the status of past action items.
2. Meetings:
 - a. Conduct a Board work session at the beginning of each year to train new Board members on IAHA

Covenants, Conditions and Restrictions (CC&Rs); Bylaws; City of Independence Sub-Chapter 48 (Airpark Overlay); relevant portions of ORS 94.550-94.783; and Robert's Rules of Order.

b. As suggested by Dave Ullman, conduct a joint Board and homeowners' workshop to inform and educate all parties for the successful management of this planned airpark community.

c. Genuinely listen to homeowners concerns and try to see it from their perspective. I've found that most homeowners don't attend these meetings because they don't like conflict and don't believe that anything will result from their comments.

d. Allocate sufficient time for the open floor session, but then keep the remainder of the meeting discussions contained within the Board members.

3. Minutes:

a. Use an audio recorder (during the meeting) to capture the discussion, any action items, and/or decisions made. This would provide a good record of what was said and aid in developing the minutes.

b. Note each homeowners' comments made during the open session. This should include their name, issue, Board response, action items, and/or decisions made.

4. Documents:

a. Update the CC&R, Bylaw, and other documents to include page numbers and revision dates on each page.

5. Transparency:

a. Post all IAHA documents on the web site with the exception of those related to the executive sessions.

b. Prior to entering an executive session, state the general nature of the action to be considered, and when, and under what circumstances the deliberation can be disclosed to the homeowners. The motion to meet in executive session must be followed by a vote of the Board members and this information recorded in the minutes.

c. Discussions during an executive session should be strictly limited to items detailed in ORS 94.644(2).

6. Taxiway Restoration

a. Post the original taxiway maintenance plan and initial cost estimate on the web site.

b. Review and update the cost estimate annually and adjust the assessment as required by ORS 94.595(3).
[this is too late for the current situation, but should be done for next taxiway life cycle planning].

c. Deliver the taxiway restoration project (per original proposed scope and resulting assessment) by Summer, 2023.

7. Enforce the CC&Rs:

a. Enforce the CC&Rs and comply with the Bylaws, Administrative Rules, and relevant Oregon Revised Statutes. Failure to comply is cause for suit or action against a non-compliant homeowner and/or IAHA.

b. Not enforcing the CC&Rs could be a costly result of inaction, while enforcing the CC&Rs is easily defensible and minimizes the chance of suit against IAHA.

c. If IAHA opts to not enforce the CC&Rs, the CC&Rs would serve no purpose and should be abandoned.