

IAHA BOARD OF DIRECTORS
AGENDA
May 24, 2023
EAA HANGAR

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

Comments, concerns, and suggestions from the IAHA members attending the meeting.

This meeting will be a work session where the board will consider Suggestions made by Ron Singh (see attached sheet) and others. We will consider the suggestions that have been made, prioritize the suggestions, work towards resolving the issues raised, and assign tasks for any issues that cannot be resolved without additional information.

Ken Day Suggestion

Send out, via Block Herald, small but KEY portions of the CCRs. Maybe one segment twice a week. I will volunteer to do this with the BoD go ahead.

Additional 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.