IAHA Board Meeting

26 Oct 2023

EXECUTIVE SESSION: President Alan opened the Executive Session at 6:00PM and stated the purpose according to ORS 192.660(2)(h), to consult with our attorney regarding current litigation. President Alan will prepare a statement for the general membership.

CALL TO ORDER: The meeting was called to order at 7:00PM by President Alan. Present were Board members Bob Spencer, Gary Van Horn, Alan Wright, Robert English, Al & Margaret Cleveland, John Horn, Keith Moes, Dave Ullman and Herb Jolliff. The following community members signed their names on the attendance list this evening: Scott Nancler, Frank Brown, Ken & LaVeta Day, Richard & Paulette Paulson, Anne Scheck, Beth Esther, Annesia Schultz, Mac & Rena Booth, Kim Cowley, James & Jia Evans, Victoria Kruljac, Stuart & Niki Hansen, Tom & Jennifer Deckart, Vici Upton, Darin & Rhonda Harper, Tom Turnbull, Vickie McCubbin, Kevin Nelson, Nancy Larson, Debra Plymate, Wayne Nutsch, Vince Homer, Lee & Sherie Nielson, Charley Landis, Henry & Donna Bartle, Molly Ungerech, Dennis & Kathy Widby, Ron & MIchelle Singh, and David & Annie Heusser.

Before the comments were solicited from the assembled membership, **Vice President Keith made the motion that the Board authorizes Alan as President of IAHA to accept what was discussed during the Executive Session. John Horn seconded.** ***All approved by voice vote.***

COMMENTS FROM MEMBERS: Concern about the gravel next to the taxiway and when would that be installed; Al Cleveland will cover that during his report. There was a question as to whether the Board would nominate a media contact for 2024; Alan stated that would be taken under advisement.
Victoria Kruljak wanted to discuss the point concerning her taxiway light during this section of the meeting rather than the Architectural report, which was fine with the Board - Victoria had a prepared statement which she read to the assembled membership: the light has been changed since the topic was first discussed, shining straight down, and Al C believed it was now in compliance with the CC&Rs. Victoria offered written suggestions for the CC&R subcommittee, and those suggestions are being electronically stored for future use by that subcommittee.
Vici Upton referred to Section 9 of the CC&Rs re unlawful egress from Stryker Road onto our taxiway system, mentioned some of the entry points that could be blocked in a better manner; President Alan said he would be following up with homeowners regarding better taxiway blockage.
There was also a question re a fuel truck that had been parked on a neighbor's property, and President Alan had stated it looked like it had been moved as of a couple of days ago.
Vickie McCubbin had a comment regarding the City of Independence town council considered an ordinance about that subject that it had been voted down, so if community members were to bring this back up to the City council it could be re-evaluated.
Ron Singh had some comments about agenda points which he summarized as follows: proposed edits to the minutes of 7 August, review of the IAHA expenditures before discussing a dues increase, review of taxiway policy, whether a lawyer would have to be hired before negotiation with the ODA about the TTF agreement, and various points about the Board election in December. President Alan said he would share his thoughts about the TTF negotiation and its history at the proper point in tonight's meeting.

SECRETARY: The draft minutes of the 7 August Board meeting have been posted on the website since mid-August. Considering Ron Singh's suggestions for edits to the draft minutes, President Alan suggested that the posted minutes remain in draft form until the proposed edits can be evaluated; the approval of the August minutes will be taken up again at the next meeting.

TREASURER: Treasurer Margaret had prepared a presentation, including a full list of everything that was spent in 2024, and she passed around paper copies of it. She talked through the slides in the presentation which everyone could see on the screen. She also discussed insurance for the Board which has tripled and will go up again though we do not know how much. Legal expenses were also discussed, and in answer to a question from the floor she indicated where the homeowner's dues went. The taxiway expenses were summarized by saying that several generous neighbors were able to help with the shortfall after paying the contractor.

She enumerated the reasons for considering a dues increase for 2024 which will help to rebuild the Association's financial reserves and pay back the benefactors who helped the Association with the taxiway project cost overrun. Regarding the legal expenses, and how much can be divulged at this point about the state of the lawsuit, President Alan stated that he would be preparing a statement vetted by the attorney and share it with the community. There was lots of discussion centered around the preparation for the 2024 budget and what kind of increase we will need to offset anticipated cost increases. President Alan reminded everyone that after Margaret's presentation the Board would discuss and make any needed modifications (and work on formulating a budget) before making a presentation to the general membership for a vote. President Alan then took this discussion to the Board. Architecture chair Dave said he would like to see a firmer budget proposal before we discuss future dues increases, and floated a question to the general membership about who had some accounting background to assist figuring out the future budget. Community members Mike Rhodes and Bob Spencer said they would help with that. Andy Duncan made a suggestion from the floor that the budget discussion be tabled until the new committee has a chance to review the figures and propose a budget based on those figures.

ARCHITECTURAL: Dave stated that the Whites did pave a new taxiway apron which they are using as a pickleball court. They also have a basketball setup which violates the setback as set forth by the CC&Rs, but he anticipates the Whites will push back on that point.

MAINTENANCE: Al said that the rock for the taxiway edge cannot be purchased until there is a means to purchase some, so Al asked neighbors to let him know if there was a supply of rock that could be used to bolster the taxiway edges. Other points during Al's report:

- The drain under the White's new taxiway apron looks to have held up well in the recent rains, though it will take heavier rains to fully test out the drainage along the complete length of the taxiway.
- Lynn McDonald has been the guy for the gopher & mole control and he's been doing a great job.
- There is now indoor storage for the equipment so that will help long-term.
- The taxiway committee reviewed the requirements that we can follow to help maintain this investment.

Dave U spoke up regarding the proposed taxiway policy which was on the agenda, and there was some discussion re the finer points of that policy and what vehicles would be allowed. Corrections to the existing verbiage were noted during this discussion.

PRESIDENT'S REPORT: President Alan stated that the website needed to be able to post financial information and the roster in a secure format, and he talked with a website designer who proposed a WebPress solution that would cost approximately $3500 not including a password maintenance software - total cost would be in the vicinity of $5000 which he would like to see added to the 2024 budget.

He also had fielded complaints about an auto-detailing business which he had pictures showing, but that was a one-time visitation from an outside business that was called in to detail some cars for one day (and displayed sandwich-sign advertising while here). It was not permanent.

Alan described the past history negotiating the Through-The-Fence agreement with the ODA and the FAA: in 2003, when Alan went into discussions about this for the first time, the ODA director told him to wind this down that the ODA wasn't going to let our agreement continue. In 2008, the FAA also said that the airpark should cease, and when the EAA got on board to preserve the existing agreement with the FAA and ODA then we got our existing agreement. Alan enumerated the various points of contention that were proposed by the ODA or the FAA for the access agreement in the past. While there was a hope that the coming negotiations would be less contentious than previous ones, Alan suggested that getting an attorney prepped ahead of time would be helpful in case we would get into tougher negotiations. The budgetary committee would meet again next week, and Al C suggested that this question would be best taken up after the committee discussed the budget.

GOOD OF THE ORDER: Margaret reminded all in attendance that there was a sign-in sheet to make sure there was a complete list of names, and that anyone who hadn't signed it yet to please do so.

ADJOURNMENT: The meeting was agreed to be in recess at 9:50PM. There will be a continuance of this meeting on 2 November, 7:00PM at the EAA hangar. The next meeting scheduled after that is the General Membership meeting on Sunday 3 December at 2:00PM.

Respectfully submitted by Robert English IAHA secretary.