

IAHA Board Meeting

7 March 2024

CALL TO ORDER: President Ron started the meeting at 6:58PM since we had a lot of material to cover. Present were Dave Ullman, Paul Cole, Tom Turnbull, Lee Nielson, Bob Spencer, Robert English, Mike Rhodes, Ron Singh and Alan Wright. The following people signed the sign-in sheet: Michelle Singh, Barb Turnbull, Karen Williams, Dennis & Kathy Widby, Betty Koch, Sherrie Nielson, Ernie Moreno, Rich Harrison, Curt Richmond, T Mose Matthews, Tommy DeLeon, Christine Duffield, Gus Funnell, Al Cleveland, Herb Jolliff, Victoria Kruljak, Don Matthews, Dom Deckard, and Jennifer Deekaw.

OLD BUSINESS: There were three sets of meeting minutes to approve this evening: 1 Feb, 22 Feb and 26 Feb. **Lee Nielson moved the minutes be approved as posted, and Bob Spencer seconded. *All approved by show of hands.***

ARCHITECTURAL: There are 3 new properties to evaluate, two are extensions of existing houses and the other is brand-new building plans for the lot on Aeronca. There were other households that had intentions to present projects/plans to the architecture committee.

MAINTENANCE: Paul Cole stated that he and Al Cleveland were going to be washing the tractor and getting it ready for upcoming work. When the subject came up about the gravel project, the gravel spreader will be needed for that, but the hopper (co-owned by the North Park) and the sweeper would probably not be needed in the future. Dave asked that the decision about the sweeper be delayed for a year or two to make sure it would not be needed. Ron suggested that Al Cleveland be consulted before a decision is made about that. Regarding the upcoming season of weed sprays, Ron also mentioned that the Oregon Statute be consulted regarding what sprays to use and not use, and anyone who puts up a sign saying "do not spray" will then have the responsibility to maintain that area.

Ron described two options for the gravel spreading: one is to get the gravel and have the contractor spread it, or recruit neighbors for a work committee to spread the gravel out. How much gravel will be needed for the job, whether it is spread by the contractor or by our committee, can only be firmly calculated after the work is done. A contractor spreading the gravel will take about 2 days to complete, and needs to wait until late April since the ground is too wet before that. The advantage of having volunteers do it is the work can start much sooner, especially since the equipment used is much lighter than the contractor's trucks. There was lots of discussion about the finer points of this work as well as the advantages of each approach, as well as some neighbors who had planted grass right down to the taxiway edge which is not allowed. **Dave Ullman made the motion to do the gravel project in-house, and Paul Cole seconded. More discussion followed this. *All but one approved by a show of hands, one opposed*** saying we needed a more complete plan first (and there was general agreement that the work would not start until there is a plan regarding how best to proceed).

FINANCE: Mike Rhodes went over handout regarding the cash flow for the coming year which also included the expenses to date. Taxes are completed and the only thing owed is the normal excise tax which is ready to be paid. He also recommended putting the Capitol Reserve funds into a 12-month CD. Placing these funds into a CD was approved at the 26 Feb Board meeting.

Ron went on to say the settlement of the lawsuit has now been received, and his concern was our current action items.

He then went over two possibilities for what to do with the money: one was to put it into the long-term taxiway maintenance fund for possible unexpected expenses. The second option was a possible rebate of the money to homeowners. There was discussion of these options with no action taken, There was no motion needed at this time, this was only an announcement of what the Association had available.

Ron asked Dave to explain the division between the maintenance and architectural committee. He commented the majority of the new plans being put forward are alterations of existing structures. He and Al Cleveland had redone the diagram illustrating the IAHA's limits for taxiway. The maintenance committee's responsibility will be areas within the scope of the taxiway drawing (from the centerline to 30 feet out), and the architectural committee's responsibility will be outside of that (beyond the 30 feet from the centerline). If the issue is within the taxiway scope. Paul Cole is the contact, and for anything else Dave Ullman is the contact.

Dave went on to list some CC&Rs that may need to be re-evaluated, including taxiway injury (and a fine schedule to go along with it), as well as building a fence without consulting the architectural committee. Ron said a committee has been formed to deal with that, which has not met yet, and one of the tasks to evaluate is any section of the CC&Rs that need to be changed.

Ron continued by saying what he wanted to do was to make sure the current CC&Rs was made familiar to the entire community as a first step. One of the main reasons the current Board members ran for the Board positions was that the CC&Rs were not being properly enforced. For any issues that may need to be covered with a homeowner, Ron stated the steps would be to start by working with the architecture or maintenance committee, come up with a plan, then approach the homeowner & document it, then if there's any pushback it can be brought to the Board.

TAXIWAY USAGE POLICY: Ron had wanted to do a presentation regarding taxiway policy, and Dave Ullman wanted to discuss the matter further since he had met with several people in the community regarding that, so Ron's presentation would be delayed until Ron and Dave could meet at a later time and come to an agreement about this policy.

ADJOURNMENT: The meeting was adjourned at 8:34PM. The next scheduled Board meeting is Wednesday 3 April at 7:00PM. Respectfully submitted by Robert English, IAHA secretary.