

IAHA Board Meeting

2 May 2024

CALL TO ORDER: The meeting was called to order at 7:00PM by President Ron. Present were Board members Dave Ullman, Alan Wright, Bob Spencer, Tom Turnbull, Robert English, Lee Nielson, Ron Singh and Mike Rhodes. Paul Cole was not in attendance at the start though he did arrive about ten minutes later. Community members who signed the attendance sheet: Michelle Singh, Richard Wilson, Ernie Moreno, Rich Harrison, Ed & Shelby Maldonado, Annesia Schultz, Matt VanPelt, John Horn, Brett Wilson, Donna & Henry Bartle, Curt Richmond, Gary Evans, Lea Jordan Evans, Jamie Rogers, Bill Esther, Bill McCoy, Lynn McDonald, Miles Nelson, Gary Brown, Doug Davis, Richard & Kathleen Hill, Dennis Widby, Richard Paulson, Betty Koch, Lori Redden, David Wright, Scott & Harriet Savage, Christine Dunfield, Gus Funnell, Kelly & Mark Matthews, Frank Brown, Victoria Kruljac, Don & Casia Marsters, Ernie Lee, Dave & Annie Heuser, and Al Cleveland.

SECRETARY: The minutes of the April meeting had been posted on the IAHA website. **Lee Nielson approved the minutes of the April meeting as posted, and Dave Ullman seconded. All approved by voice vote.**

TREASURER: Mike stated all households have paid their homeowners dues except for one house in the airpark; if they have not paid by the end of this month then more aggressive measures will be taken. Mike also stated that he had put together a proposed "new homeowners" packet with a draft cover letter that he had sent to the other Board members by email for comment. He encouraged feedback from the community members in attendance, and will send it out to IAHA members to solicit comment from those not in attendance.

MAINTENANCE: Paul Cole spoke about the volunteers that he has lined up for spreading rock along the edges of the taxiway, and things are ready for that, though spraying for weeds will have to be done one more time before the rock is actually spread along the taxiway edges.

ARCHITECTURE: Dave Ullman stated that there have been two reports of trucks on the taxiway and notice has been sent that they will be subject to a fine when the policy is passed.

TAXIWAY USAGE PROPOSED POLICY DISCUSSION: Ron started with a timetable of discussions which led up to the current taxiway policy, approved at the end of 2023 but not yet finalized. Ron's intention was to discuss the issues surrounding the proposed policy and not to make a final decision yet. There are also plans to update the CC&Rs, and input will be sought about that among the committee when the time comes, but for tonight the current priority is to discuss and take community feedback and finalize this taxiway policy soon. This policy would eventually be incorporated into updated CC&Rs. The Board would discuss this first at this meeting then the community members would have a chance to chime in.

Mike Rhodes read a prepared statement with a primary concern toward not limiting neighbor freedom and rights of movement. Restricting aircraft activity may be best applied to the entire Airpark through the ISAS Group rather than in one particular Homeowner Association, which would apply in only one of the two HOAs. Mike wanted to make sure that the proposed policy be voted on by everyone in the airpark and not just the Board since these changes affect everyone. Mike commented that while the Board may have the legal right to approve & implement the policy on its own, that didn't mean it was the right thing to do.

Ron responded by saying complaints from property owners led to some of the additions to the current draft of

the taxiway policy, including helicopter restriction, child behavior, and golf cart operation on the walkways between the taxiways. Ron's concern that activities that benefit a few at the expense of others should be restricted. He also stated that the reasons for these policies, include safety, potential harm to homeowners property and taxiway structural integrity.

Mike expressed concerns that imposing numerous restrictions to accommodate a few at the expense of the rights of everyone else wasn't right either.

Harker Lapore in Portland was interviewed by the Taxiway Use subcommittee as the proposed law firm to review the proposed changes in CC&Rs. **Dave Ullman moved to approve the law firm for CC&R review, and Lee Nielson seconded.** There was lots of discussion that covered many different points that were raised by the current policy draft. Alan Wright stated the original priorities of the policy were to protect the existing taxiway asphalt and that there should be an ability to enforce these protections through fines. He also suggested that the law firm hired to go over our CC&R language be more local since face-to-face meetings could be desirable and a Portland law firm would be inconvenient. He also stated the attempt to address child behavior on the taxiways has been taken up before but it was considered too restrictive. Dave Ullman added that the priority of these discussions should concentrate on the protection of the taxiway itself. He also stated there were many court decisions affecting who "owns the air" above the properties, and they have found the air above 500 feet is under FAA jurisdiction but not below. Community discussion centered around the clarity and specificity of whatever policy is codified; also that existing policies already in the CC&Rs can benefit from having a schedule for fines so there is some ability to enforce those rules. Speed limits along taxiways and walkways were also touched upon. The motion to retain the law firm was not voted on.

After this discussion, Ron said the taxiway policy committee would be reconvened to discuss all that was covered during tonight's meeting to consider revising the draft. The general meeting was ended at 8:35 for a brief break before an Executive Session with the Board was to take place to review financial findings from before 2024.

EXECUTIVE SESSION: The decision was made to ask for clarification from the prior Board regarding a few specific items contained in the financial review report.

ADJOURNMENT: The meeting was adjourned at 9:43PM. The next scheduled meeting is on Thursday 6 June at the EAA hangar at 7:00PM. Respectfully submitted by Robert English, IAHA secretary.