IAHA Board Meeting

1 August 2024

CALL TO ORDER: President Ron called the meeting to order at 7:00PM. Present this evening: Bob Spencer, Lee Nielson, Tom Turnbull, Robert English, Ron Singh, Mike Rhodes and Dave Ullman. Alan Wright and Paul Cole were absent this evening. Community members attending this evening: Lori Redden, Richard & Kathleen Hill, Gary & Lea Jordan Evans, Al Cleveland, Tom & Jennifer Deckard, John Horn, Christine Duffield, Annesia Schultz, Vince Homer, Shelby & Ed Maldonado, and Cindy Wilson.

DISCUSSION FROM MEMBERS: There was a request that the Board issue a statement that the Block Herald system should not accept or spread messages pertaining to Party politics, especially during this election year. After establishing that the Block Herald system is not actually part of IAHA's regular responsibilities, Ron suggested that he work with Vickie McCubbin to develop verbiage to post requesting people refrain from posting Party political messages on the Block Herald. There was also concern raised about using the Block Herald system for commercial advertising.

SECRETARY: The draft minutes of the previous meeting of 6 June have been posted on the web. **Dave Ullman made the motion to approve the minutes as posted and Bob Spencer seconded.** ***All approved by voice vote.***

ARCHITECTURE: Two lots on Aeronca: Jim Dees had his plans approved for his lot, and Jim Lamonca's building project was proceeding according to plan.

MAINTENANCE: Because Paul Cole was absent, Ron reported that the gravel project is finished and is considered a success. He also stated that Paul would like to get rid of the sweeper and gravel spreader. There was a discussion of who owned the gravel spreader. Al Cleveland said that it was jointly owned by IAHA and NPHOA. Ron noted that the NPHOA doesn't want possession of it either.

TREASURER: Mike passed around a financial statement as of 7/31/24, and went through the figures for the benefit of those attending. There is still one property that has not paid their homeowners dues and after numerous attempts to collect their dues, a lien has been placed against the property. The gravel project had funds budgeted for a professional company to do the spreading, but the volunteers here in the airpark did the job instead so the IAHA treasury saved $23,000.
Mike also stated he had been unable to locate a CPA to do the Annual Financial Statement review as required by State law, and the starting cost of such a review would be $3,000 on up, but there is a provision in the State law that 60% of the Association membership can elect to not do that in a given year. Mike suggested an alternative would be to find a committee of residents who were qualified for bookkeeping who could perform the review. Ron was concerned that there should be an external CPA hired to do the job since it had not actually been done for many years. Dave U agreed that the financial concerns we had at the start of the year make an external review a good idea. For the future, Mike suggested that the IAHA funds destined for the ODA be might be deposited into an escrow account outside of IAHA and passed on to ODA when due. This may put IAHA income under the amount that triggers the need for a CPA financial review. Mike took the action to investigate the escrow account angle. This year, however, a review is prudent.

ELECTIONS COMMITTEE REPORT: The focus of Lee's committee was to examine the elections process that IAHA uses and offer some proposals. Among them are the following: 1) the candidate be a member of the community for at least a year, 2) that no legal action be incumbent on the candidate; 3) voting privileges will not be removed from those whose lots have had liens placed on them, 4) ballots be sent out by mail 14 days before the elections date, delivered in person at the annual meeting or sent back by USPS mail to IAHA PO Box 31, 5) three community members will oversee the counting of the votes.

These points were discussed during the meeting with an eye toward fine-tuning the committee's proposals at this early stage. Mike Rhodes read aloud a number of change suggestions including that the responsibility for the preparation of the voting materials be moved to the Secretary since the By-Laws already state this should be the Secretary's purview. He made the motion to strike the proposal that the candidate be a member of the community for at least a year (item 1B). There was no second of that motion and the recommendation was not adopted. There will be another meeting of the committee where the proposals stated at this meeting would be reevaluated.

Ron added that electronic voting should be allowed for voting on general issues (excluding financial) – for example, whether a new Board policy is favorable. Mike stated that there are ORS statutes governing HOA voting and that the committee should review them.

IAHA FILING SYSTEM REPORT: Mike passed around a filing structure suggestion to bring some order to the existing documentation and for the future as well. If any Board member has suggestions regarding this, please let Mike know.

TAXIWAY USAGE POLICY UPDATE: This topic had been removed from the agenda prior to the meeting because the committee had not completed the next steps. However, Dave Ullman passed around a draft for the Board's education having to do with the coming update of the taxiway usage policy. Tom Turnbull and Bob Spencer proposed that discussion of this update be tabled for the next meeting to allow time for informal discussion, given the amount of time remaining for the meeting tonight. Ron suggested scheduling a meeting of the committee to evaluate this draft and those in attendance agreed.

TAXIWAY SIGNAGE: Ron asked for input regarding the signs that Vince had proposed at a previous meeting and there was no discussion at this time. Ron would talk with Vince regarding the manufacture and placement of these new signs as needed.

POLICY AND PROCEDURES: Ron presented a draft of the "policy and procedure manual" which will contain all IAHA policies and procedures in one document.

GOOD OF THE ORDER: John Horn stated that the board had not being doing a good job representing the airpark at the City on issues such as increased water rates. Ron responded that there are certain issues that would clearly require board involvement, such as proposed changes to the RSA Zone (Airpark Overlay), however, other issues that aren’t targeted at the airpark, may be better handled by individual homeowners, especially when there may be varying opinions

John Horn also stated that the IAHA Board had mounted a pushback on the marijuana plant, but ceased when it came to spending more money on lawyers.

There was additional discussion regarding possibly using the Block Herald system to alert HOA residents to upcoming issues being taken up by City of Independence Council.

There was a question about the airport emergency response team which had fallen into disuse since previous members of that team had moved away since. Mike suggested a recruiting call for first responders in the community who would be available and interested to help. Al Cleveland said he would put that together after the Hood River WAAAM Sept. fly-in.

ADJOURNMENT: The meeting was adjourned at 8:25PM. The next proposed meeting date is 5 September

2024 at the EAA hangar at 7:00PM. Respectfully submitted by Robert English IAHA Secretary.

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