IAHA Board Meeting

3 October 2024

CALL TO ORDER: The meeting was called to order at 7:00PM by President Ron. Present were: Tom Turnbull, Lee Nelson, Robert English, Ron Singh, Bob Spencer, Mike Rhodes, Dave Ullman, Alan Wright, and Paul Cole. Community members in attendance who signed the attendance sheet: Michelle Singh, Barb Turnbull, Christine Duffield, Gus Fennell, Dick & Carol Dolan, Tom & Jennifer Deckard, Annesia Schultz, Matt Van Pelt, Frank & Patty Brown, Jim Wixson, Victoria Kruljac and Vince Homer.

COMMUNITY COMMENTS: Community member Jim Wixson asked the community at large to take an interest in the City of Independence financial situation and tax increases. He would like to see the Airpark residents start a grassroots effort to get the City's books audited by an outside firm. Ron suggested that any community member who would like to work with Jim should contact him directly. His contact information is in the community roster.

SECRETARY: The draft minutes from the September meeting have been posted on the website for the last few weeks. **Paul Cole moved to approve the minutes as posted, and Dave Ullman seconded.** ***All approved by voice vote.***

ARCHITECTURE: Dave stated there was no new action at this time.

MAINTENANCE: The gravel has all been spread along the taxiways and so the gravel hopper (co-owned with the North Park) that was used to complete the task is no longer necessary to keep - it will be another 5 years before it may be needed again. The sweeper has not been used at all, and with new pavement it will not be necessary for the foreseeable future. The sprayer can be kept since that is in regular use at this time. The tractor needs expensive maintenance which may exceed the value of the tractor itself. **Paul made the motion to sell the hopper and the sweeper, and either repair or sell the tractor, then the Association would look into either subcontracting the work or renting the equipment to do the work ourselves. Dave Ullman seconded.** Discussion centered around the co-ownership of the gravel hopper with the North Park and when it might be needed again (5 to 10 years). Also discussed was the mower - the Association needs estimates for contracting an outside firm or renting a tractor to do the mowing when necessary. After the Secretary re-read the motion as it stood, and there was agreement regarding its content, **6 voted aye and 2 voted nae.**

Vince Homer's signs to replace the existing deteriorating signage have been discussed with the Airport manager who said they don't want any signs on Airport property, so the Association only needs to be concerned with the ones on the Airpark side. The money was already budgeted for the new signs - one for each taxiway and a series of signs at the point of entry to the Airport.

TREASURER: Mike presented his third quarter financial report which included the current balances as well as the current budget as it now stands at this point in the year. The expiration of various CD accounts was also covered, including their rollover schedule and what interest rates may be paid on these. **Mike moved the reconciliation and third quarter report be approved, and Lee Nelson seconded.** ***All approved by voice vote.***

Mike stated the 2023 Annual Financial Statement Review required by ORS 94.670(5) was completed by Schwindt & Co. CPAs. The satisfactory report confirmed that the financial tools now being used provide adequate information for this review. The Review had three recommendations which are in the process of being adopted. Mike also put together a draft policy regarding the dues assessment collection which is undertaken when community members do not pay their yearly dues as required. It was provided to the Board for their review before the policy is finalized at the next meeting. As for the dues for the coming year, Mike saw no need for raising the dues since the Association is operating within its means.

CC&R / By-Law MODERNIZATION COMMITTEE UPDATE: Ron summarized the current activity of the committee, which has been meeting every week for five weeks, and the plan is to finalize a draft which can be presented to the Board at the next meeting.

BOARD OF DIRECTORS NOMINATIONS: An election policy has been finalized and approved so the next meeting in November will be when nominations are to be fielded for the Board office positions. Existing Board members will also be announcing if they are available to continue their current positions.

SURVEY FOR TAXIWAY POLICY: The taxiway policy survey emails (using Survey Monkey) were sent out directly to all Airpark addresses. The deadline for submittal is October 10th. If the recipient doesn't find the survey in their INBOX, they should check their SPAM or JUNK email folders.

EXECUTIVE SESSION: At 8:02PM Lee Nelson made the motion to go into executive session regarding the internal financial review for years 2018- 2023. The community members then left the room during a ten-minute break then the executive session commenced. The regular meeting resumed at 8:52PM.

ADJOURNMENT: The meeting was adjourned at 8:57PM. The next meeting is scheduled for 7 November '24 at the EAA Hangar at 7:00PM. Respectfully submitted by Robert English IAHA Secretary.