

IAHA Board Meeting

7 November 2024

CALL TO ORDER: The meeting was called to order by President Ron at 7:00PM. Present were: Bob Spencer, Tom Turnbull, Robert English, Lee Nielson, Ron Singh, Paul Cole, Dave Ullman and Alan Wright. Treasurer Mike Rhodes was out of town and was not in attendance this evening. Community members present this evening who signed the attendance sheet: Michelle Singh, Rich Harrison, James & Jia Evans, Christine Duffield & Gus Funnell, Rich & Paulette Paulson, Kathleen & Richard Hill, Toni Paulson, Betty Koch, Dennis & Kathy Widby, LaVeta Day, John Horn, Matt Van Pelt, Annesia Schultz, Frank & Patty Brown, Sam Butler, Adele Ullman, Gary & Lea Evans, Curt & Georgia Richmond, Cindy Wilson, Greg Robl, Dick Dolan Tom & Jennifer Deckard, Vickie McCubbin, Randy & Elizabeth Montanel, and Holly Rhodes.

COMMENTS FROM MEMBERS IN ATTENDANCE: There was concern about the Block Herald system that community members were not getting emails on time and sometimes not at all. Ron Singh mentioned that the survey that went out directly from SurveyMonkey about taxiway usage had a few problems. Bob Spencer commented that the committee had sent out over 200 emails through SurveyMonkey and just five of them had come back as undeliverable. Presidents Note: Ron forwarded this concern to Shirley Horn (Block Herald Lead).

OLD BUSINESS -

SECRETARY: The draft minutes from the October meeting have been posted on the web. **Lee Nielson made the motion to approve the minutes, and *all approved by voice vote***

ARCHITECTURE: Dave said there was not much happening right now, just an inquiry regarding a parked mobile home that was being dealt with.

MAINTENANCE: Dave said the taxiway signs are being manufactured now. The tractor had been sold (since the repair cost exceeded its value) and the sprayer was still in possession of IAHA. Instead of replacing the lawnmower the committee is soliciting bids from gardeners for mowing, and there is a neighborhood volunteer who can do the mowing as needed until a bid is accepted by the committee.

TREASURER: Ron summarized Mike's documents including the reconciliation report for November which had been sent by email to the Board members. Ron stated that there would be no dues increase anticipated for the coming year. **Bob Spencer made the motion to accept the reconciliation report as presented and Tom Turnbull seconded. *All approved by voice vote.***

A community member asked about the missing funds described in the 2024 Board's executive summary, and Ron stated that the topic now was the current statement and not the results of the executive summary. He offered to talk to the members off-line after the meeting. Dave Ullman went into more detail about what research had been done to fully account for what happened to the funds in previous years.

NEW BUSINESS -

NORTH/SOUTH TAXIWAY NAME: Ron mentioned that last year, while managing the taxiway repaving project, he discovered that the North/South taxiway did not have a name. This caused some confusion during construction and he had previously suggested naming it "Van's" taxiway. **He asked for a motion to name the North/South taxiway "Van's" Lee Nielson made the motion and Bob Spencer seconded. *All approved by voice vote.***

SURVEY RESULTS: Ron began by summarizing the taxiway usage survey results. He then led a discussion of each element of the policy which had already been reviewed by IAHA's attorney who specialized in HOA law:

1) Types of Vehicles on Taxiways - there was a slight difference coming from the survey results regarding the use of golf carts on the taxiway, in that a majority of respondents favored the usage of such vehicles on the taxiway only if they were being used as an aircraft tug.

2) Sidewalks - a "brisk walking speed" was considered a good speed limit for these sidewalks between taxiways as these are designed for pedestrian traffic rather than vehicles.

3) Taxiway speed limits - a majority of people responding to the survey favored a 10mph speed limit on the taxiways. There was some discussion about this - Alan Wright was concerned that 10mph was slow for a taxiing aircraft, and Dave Ullman responded by saying we needed to post some kind of limit so that the Association could reprimand someone who was obviously speeding (example given was 30mph). A suggestion was made that the posted limit should be 15 rather than 10 and there was general agreement about that. **Lee Nielson made the motion that the new limit be set to 15 and Alan Wright seconded. All approved by voice vote.**

4) "Condition of use" - this was originally titled "Children on taxiways". The IAHA attorney was concerned about violating the Fair Housing Act by discriminating against families with children compared to those without. The lawyer provided recommended language.

5) Helicopters on taxiways – Ron read language from an email that community member Matt VanPelt sent to Mike Rhodes (Board member) before this meeting. Matt had written:

"So it seems that the board will be holding a vote on instituting a "common property usage policy" vote tomorrow. I find it interesting that they are timing this vote when you were not present. I feel sorry for the position that this is putting you in, but as of tomorrow I expect to be incurring personal damages caused by the actions of the board. I will be seeking litigation to recoup my losses. My only regret is that it will be the membership at large that will have to pay for the actions of the board. The legal bills alone that I force them to incur will cancel out anything that I have or ever will invest into this organization. I may, or may not win, but I guarantee everyone will know they have been in a fight."

Ron offered the floor to Matt for comment and Matt suggested 3 options: 1) Grandfather him in and then do whatever we want with helicopter restrictions, 2) Buy him a helicopter dolly and vehicle to tow it, or 3) he did not explain.

Community member Matt VanPelt stated that a previous Board had granted him permission to take off from the Airpark side and he expected the Board to uphold that agreement. Bob Spencer asked if Matt would share this document with the Board and Matt said he would. Alan provided some history regarding a past homeowner who air taxied an R44 over IAHA taxiways to access the airport which did cause the Association some concern. **Lee Nielson made the motion to remove the language under Section Five to be discussed later, or to include in the CC&Rs, and approve the remainder of the policy tonight. The motion was amended to not mention the possibility of including it in the CC&Rs. Dave Ullman seconded the amended motion. After more discussion, all approved the amended motion by voice vote.**

6) Penalties - the fines schedule was approved by a majority of respondents.

CC&R/BY-LAWS COMMITTEE UPDATE: The committee has been meeting weekly since late August and has reasonably completed its work. The committee's activities will be paused over the next couple of months and the plan is to have the Board provide further direction after which the attorney will review the document before possible community voting in March. One of the main points evaluated was the sixty-foot right-of-way along the taxiways, and the twenty foot setback on each side. The by-laws will also be considered in due course, and some sections which are in the CC&Rs now may be moved to the By-Laws since they actually belong there.

IAHA OFFICER NOMINATIONS: Ron started with the current board members asking each if they wanted to continue in that capacity which all of them did. Mike Rhodes who was absent was nominated as IAHA Treasurer by Bob Spencer. Matt VanPelt nominated himself to run for the architectural chair, and he also nominated Anessia Schultz to be vice president. Ron stated that the new policy does not allow 2 people from the same household to be on the Board at the same time, however Matt and Anessia stated that the new policy did not include unmarried people living together.

Kathleen Hill nominated herself to be member-at-large. Alan Wright nominated himself for Member-at-large.

ELECTIONS/ANNUAL MEETING PLANNING: A team of volunteers under Lee Nielson's leadership will be developing the ballots and getting them printed and sent out to each household along with the bills for the yearly IAHA dues.

ADJOURNMENT: The meeting was adjourned at 8:49PM. The yearly general meeting is the next one scheduled, to be held on 1 December at the EAA hangar at 2:00PM. Respectfully submitted by Robert English, IAHA secretary.

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