

IAHA General Meeting

1 December, 2024

CALL TO ORDER: The meeting was called to order by VP Lee Nielson at 2:00PM. Present were: Mike Rhodes, Dave Ullman, Lee Nielson, Paul Cole, and Bob Spencer. Two Board members were not present: Ron Singh was in India and Robert English was working so neither could attend. Community members who signed the attendance sheet: Henry & Donna Bartle, Kathy Widby, Betty Koch, Rich Harrison, David Heusser, James & Jia Evans, Victoria Kruljac, Miles Nelson, Vickie McCubbin, Curt Richmond, Christine Duffield, Gus Funnell, Marilyn Husser, Andrew & Yvonne Deir, Bob & Juanita Spencer, Mike & Holly Rhodes, Matt Van Pelt, Harriet Savage, Lynn McDonald, Sandy & Vince Homer, Adele Ullman, Georgia Richmond, Anne & Steve Scheck, and Frank Brown.

After welcoming everyone, Lee asked for volunteer to count votes. Donna Bartle, Jan Green and Anne Heuser volunteered and moved to the kitchen area to begin the ballot count.

GOOD OF THE ORDER: Lee mentioned those in the airpark who have recently suffered illness and best wishes for a speedy recovery: Jim Wixson and Annesia Schultz. Lee also offered condolences to airpark families who have lost loved ones this year: Linda Anglin, Sandy Archer, Ken Day, Ken Hardwick, Jon Husser and Ann Mathews.

SECRETARY: Robert was not in attendance today but the minutes from the November meeting have been posted on the website. **Dave Ullman made the motion that the minutes be approved as posted, and Mike Rhodes seconded. All approved by voice vote.**

ARCHITECTURE: Dave reported on the activities of the committee during the year. Properties mentioned: 832 Stinson with plans for a hangar extension, 631 Stinson for a house extension and addition of a front porch, 722 Aeronca house construction which is almost finished, and 654 Cessna who wants a fence to clearly define the property line.

MAINTENANCE: Paul showed those in attendance the new completed taxiway signs made by Vince Homer. They are made of metal and painted yellow for easy visibility. They will be installed as soon as possible.

TREASURER: Mike reviewed his work for the year and explained how he clearly organized the data, also providing a copy of the Internal Financial Controls Policy. Mike then gave those in attendance the highlights of his 4-page detailed report which included one report for the bank account balances and expenses through November, the 2024 profit/loss year-to-date, the current budget year-to-date, and the 2025 budget forecast. Those not in attendance can contact Mike and review these documents with him personally.

PRESIDENT'S ANNUAL REPORT: Ron Singh was in India on the meeting date, and he had asked Lee to read his one-page report to the assembled Membership which is reproduced below:

As a new Board, the 2024 IAHA Board of Directors operated under the following guiding principles:

- to maintain complete transparency
- to operate as a small community HOA, keeping it simple & friendly
- to listen to the homeowners and act on their behalf w/no personal benefits

- to develop a reasonable budget, spend wisely, and provide financial reports to the homeowners
- to provide proper leadership and expect the highest standards from all Board members
- to take responsibility, be ethical and courteous
- to get things done

As I wrote in a previous email, the Board has had a very busy year. Board meetings averaged once a month; various committees were organized which included members of the community; drafted updates to the CC&Rs and will soon tackle updates to the Bylaws; prepared informational newsletters with topics of concern; prepared budget reports; ensured the continuation of the Residential Through-The-Fence agreement for the next 10 years; collaborated with the ODAV on a variety of issues; and developed usage policies for finances, elections, and common property usage.

We also developed a budget based on an understanding of no-dues increase, and not only stayed within that budget but ended with a surplus. The Board has developed a proposed budget for 2025 with no increase in dues and has developed a plan that should not increase the taxiway maintenance dues for 4 more years.

Thank you to all the 2024 Board members for their dedication and hard work that they put in throughout the year!

Ron Singh

VOTING RESULTS: After a break to finish the vote count, and also an opportunity to grab a dessert for those who wanted one, the vote count from the 109 ballots cast for the 2025 IAHA Board of Officers was revealed:

PRESIDENT: Ron Singh

VICE PRESIDENT: Lee Nielson

SECRETARY: Bob English

TREASURER: Mike Rhodes

ARCHITECTURE CHAIR: Dave Ullman

MAINTENANCE CHAIR: Paul Cole

AT-LARGE: Bob Spencer & Tom Turnbull

ADJOURNMENT: The meeting was adjourned at 3:40PM. Respectfully recorded by Marilyn Husser, Substitute Secretary, and transcribed by Robert English, IAHA Secretary.

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