IAHA Board Meeting

8 April 2026

CALL TO ORDER: President Ron called the meeting to order at 7:00PM. Board members present were: Tom Turnbull, Bob Spencer, Lee Nielson, Robert English, Ron Singh, Mike Rhodes, Dave Ullman and Paul Cole. Community members who signed the attendance sheet this evening: Michelle Singh, Lori Redden, Matt Van Pelt, Christine Duffield, Vickie McCubbin, Al Cleveland, John Horn, Victoria Kruljac, Richard Webb, and Kobuk Kastella.

MEMBER COMMENTS: There were none this evening.

SECRETARY: The draft minutes from the previous meeting on 4 February have been posted on the web. **Lee moved the minutes be approved as posted and Bob seconded.** ***All approved by voice vote.***

ARCHITECTURE: No current construction projects, thought there was some extra fill material moved into the vacant lot at 617 Luscombe to help fill low spots. This was organized by the lot owner.

A community member had asked Dave regarding the installation of an electric car charging station on the side of a house in the neighborhood, and whether that was legal - turns out neither the City nore the County have any regulation against such an installation, though the cord going to the vehicle cannot cross any City sidewalk to reach the car since that represents an bstruction. Dave plans to write a piece for an upcoming newsletter and will speak to anyone who currently has charging cords crossing the sidewalks.

MAINTENANCE: The lawnmower is back in service, the lawns mowed once already, and the grass areas need to be mowed again. Paul wanted to send out a group email to the community members to inform the neighbors that spraying for weeds will be done soon (weather permitting), so those who don't want their lot edge sprayed can be sure to post signs saying "do not spray" in areas they want protected from the herbicide. Ron and Mike informed Paul how to send direct email to homeowners. He asked that all IAHA direct email have the subject line begin with “IAHA Direct Email - “

The sweeper is still in the hangar with no buyer yet. Ron reminded Paul that now would be a good time to post a new ad about the sweeper so a buyer can be found for it. Paul will work with Lee to accomplish this.

TREASURER: Mike had sent out the 1st Quarter Financial Statement by email during the previous week and distributed copies during this meeting for those interested. The banking reconciliation reports for February and March were distributed by email to the Board, and **Mike made the motion that these reports be approved. Lee seconded.** ***All approved by voice vote.***

Mike discussed the benefits of having gone through 3 yrs in a row of having CPA reviews of IAHA’s annual financial statements per ORS 94.670. A lot has been learned from these reviews as far as report generation and methods of detecting balance errors. These reviews cost IAHA $3100/yr. The ORS allows the membership to waive this annual review with 60% of membership approval. IAHA Board approved Finance Policy F2 in 2024 which provides for an independent financial review performed in-house by non-Board members. Mike proposed that the Board consider standing up the Financial Review Committee for reviewing 2026 financial statements prepared by the Treasurer. Performing this review in-house does two things: it directly engages IAHA members to be involved in the finances, and would take a lot of pressure off the O&M budget to mitigate a dues increase. Victoria Kruljac has agreed to lead the Committee if the Board approves. The existing approved policy has been re-drafted to make the committee’s work more timely. A copy of the proposed changes to Financial Policy number 2 was previously emailed to the Board.

The Board was asked to think about this in order that it can be discussed more fully at the next meeting in August.

NEW PROPOSED CC&Rs: The proposed CC&Rs have been revised in accordance with the input received during the two workshops that were held since the last meeting in February, and the Board is now asked to approve the presentation of that new proposed ballot to the community for another vote later this year. The new ballot that goes out would have a security envelope inside to guard the identity of the voter. Mike, Ron and Paul took turns explaining the requirement for a certain percentage of the community to cast a ballot in this election. **Lee made the motion to approve the new ballot proposal for the CC&Rs and Bob seconded.** ***The Board approved by voice vote.***

There was a question about whether there would be a way to drop the ballot into a box elsewhere in the community rather than sending it through the mail, and there were some logistical issues regarding how to maintain and secure that drop-box, but Ron did say they would look into it.

REVIEW OF ENFORCEMENT & FINES POLICY: The updated policy, including a schedule of fines, is prepared in case the new CC&Rs pass and become enforceable. If the new revised CC&Rs do not pass, then this proposed draft policy will not be enacted.

SPECIAL MEETING REQUIREMENT UPDATE: The Board's attorney had reviewed the ByLaws about the special meeting requirements, and current Oregon law stipulates that any special meeting can only be called if at least 30% of the membership expresses the desire for one. ORS 94.650 does allow HOA Bylaws to require a different percentage, but not less than 10% or greater than 50%. **Dave made the motion to include on the ballot a one-sentence change to the new ByLaws, stating that a minimum of 15% of the membership would be required to request a special meeting. The ballot would explain that this was needed to bring the ByLaws into compliance with existing State law. Lee seconded.** ***All approved by voice vote.***

SOCIAL COMMITTEE: A past Board member recently approached Ron and asked that a Social Committee be formed. In the past, the social committee used to organize activities such as the ice cream social, and these activities were largely abandoned since COVID. Reviving them, it was decided, would be of benefit for the community. Lori Redden offered to be the point person on this, but “not lead it”. At this time there are no plans to have an IAHA budget line item for this, but once Lori has a chance to develop a plan, the Board could discuss this further.

PROPOSED NEW WEB SITE: Progress has been made regarding the planning of the future IAHA web site, and the structure has been agreed upon during a meeting with web designer Mark Alexander. The home page will be for the entire airpark with drop-down menu items for IAHA, NPHOA and misc. airport information. There will be a secure section for each HOA accessed by a member login. This section will contain confidential material (such as financial documents).

GOOD OF THE ORDER: Ron briefed the Board that recently there were a series of serious taxiway usage violations that are currently being investigated by the CC&R Compliance Committee. He stated the substructure below the asphalt for the taxiway system is extremely poor, making the paved surfaces especially fragile, and it is very important to protect these taxiways from damage. Ron asked everyone to be very protective of our taxiways which is expected to cost several million dollars if we were to rebuild them. He asked everyone to be diligent and to report any violations they witness. Lots of discussion ensued regarding the proposed fines for violating the taxiway protection policies.

ADJOURNMENT: Ron adjourned the meeting at 8:33PM. Next scheduled meeting is Wednesday, 12 August, at 7:00PM in the EAA hangar. Respectfully submitted by Robert English, IAHA Secretary.

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