IAHA Board Meeting

12 August 2026

CALL TO ORDER: President Ron called the meeting to order at 7:00PM. Present were Tom Turnbull, Lee Nielson, Robert English, Ron Singh, Bob Spencer, Mike Rhodes, Dave Ullman and Paul Cole: all Board members were present. Community members who were present at tonight's meeting according to the attendance sheet: Michelle Singh, Christine Duffield, Annesia Schultz, Matt Van Pelt, John Brunning, Mark & Winnie Alexander, Kobek Kastella, and Rick Wilson.

COMMENTS FROM MEMBERS PRESENT: There were no comments from those assembled this evening.

SECRETARY: The draft minutes from the previous meeting in April (as well as the special election meeting in June) have been posted on the web. **Dave Ullman moved to approve the minutes as posted and Lee Nielson seconded.** ***All approved by voice vote.***

ARCHITECTURE REPORT: Dave said the a ramp from the East end of the Bellanca taxiway is being funded and constructed by Tom Scheler to provide access to his lot on Luscombe Street. Tom is doing this so that he can sell the property. At a separate lot, a new hangar is being proposed to be a pole barn structure, and the only objection regarded the proposed building is the stipulation that the hangar and the house have to be an architectural match for one another. These plans have yet to be submitted to the Archectural Committee.

MAINTENANCE REPORT: Paul mentioned that he may be able to use a tractor with a rototiller attachment that Tom Scheler is renting for a day for his personal use, but would allow Paul to use it for any remaining time. Paul proposed to rototill a section of the grass strip West of the Van's taxiway as a test. He stated that ODAV would need to approve this work on their portion of the grass strip. Ron asked that Paul (with his committee) develop a plan that includes scope, schedule and cost, Ron also asked that he get ODAV's response in writing, and to call for utility locates.

Paul purchased an electric weed-wacker with a sickle attachment to take care of existing weed that are difficult for the mower to get to.

TREASURER REPORT: Mike read off the current balances and added that we are within the budget for the current year. **Mike then moved that the July financial statement and the banking Reconcilation Reports from April, May, June and July be approved, and Bob Spencer seconded.** ***All approved by voice vote.***

REVISED FINANCIAL REVIEW POLICY: State law requires that organizations like IAHA have their financial statements reviewed by a Certified Public Accountant, and that has been done for the last three years by a CPA firm outside of the community. State law allows for members of the community to waive the annual review by an external firm in any given financial year if 60% of the voting membership agree. The external CPA review currently costs IAHA $3100.00, which is 13% of our entire annual budget. Mike has rewritten the Financial Review Committee Policy F2 regarding the year-end review so that a committee of community members can perform the review of the accounting statements in lieu of an outside firm. As proposed, the committee would go over the documents from the treasurer in January and the review would be completed before the first quarter meeting of the year. The CPA firm can still do the work if the community does not want to take up the review process - the rewritten policy only allows the option without mandating it.

Paul Cole advocated an external firm reviewing the finances since it serves to maintain the restored trust in the Association's accounting. Discussion centered around this topic, and the concern about trusting the resulting review was echoed by a member of the community who was present. It was also proposed to have some community involvement as well as an external CPA to do a final review. **Mike then motioned the revised policy be approved (which only allows a change of procedure if the community votes in favor of it). Lee Nielson seconded. *All approved the policy revision by voice vote.*** Ron said he would summarize this change in the next "Community-Que" newsletter.

CC&Rs AND BY-LAWS: Ron posed the question of what, if any, next steps should be taken because of the failed CC&Rs vote. He also pointed out that the Bylaws, although passed and approved by the Board, were currently no implemented because of the dependencies between the failed CC&Rs and passed Bylaws. Ron proposed a review of the two documents to see where the old CC&Rs and new ByLaws conflict. Next steps can be discussed after those conflicts are identified. Discussion centered around whether a new community vote could be attempted after a new revision of the CC&Rs since the trend is toward approval. Further discussion about specific sections of the proposed CC&Rs were then taken up. Ron asked for volunteers from the Board to review for language conflict between the current CC&Rs and the newly revised/approved By-Laws. Lee, Bob, and Mike raised their hand and were chosen to do the analysis.

Mike then proposed the election results as of 10 June be approved. Bob Spencer moved and Lee Nielson seconded. *All approved by voice vote.*

SOCIAL COMMITTEE UPDATE: Ron reported for Lori Redden, the head of the Social Committee, as she was unable to attend this evening though she did send a summary of the activities that had taken place through the year: a potluck on 20 June which was held in conjunction with Ric Wilson's Summer Solstice bonfire (approximately 45 community members attended), and an ice cream social and car show on 12 July (attended by an estimated 75 community members with 15 vintage cars on display). There are potlucks proposed for the remainder of the year, and Lori was also wanting to start the Memorial Day Fly-By again since the ISAS committee that used to organize this event is no longer in existence.

Currently the Social Committee has their own funds that have been contributed by the community, and Lori is concerned about keeping track of these funds properly and asked if the IAHA Treasurer can help with that. Mike said he could do that.

If the future events are under the auspices of IAHA, then the insurance and room rental fees for the EAA building could be covered that way (rather than independently). Bob Spencer proposed reviewing the Social Committee's plans every quarter and make official approval for each.

PROPOSED NEW WEBSITE: Marc Alexander, who lives in the North Park, has agreed to help assemble a new website for each of the Airpark HOAs which has the ability to securely host various pages (including a secure log-in area for the neighborhood roster and financial documents which would only be accessible to Airpark residents). He showed the current state of his proposed website and the data it currently includes. The goal is to make each HOA's data separately accessible that can then be updated by Board members or a designated committee. Lee asked if a list of available homes for sale could be incorporated, and Marc said that could be done. Ron suggested that Marc send the link for this proposed website to each Board member to refresh everyone's mind as to the current status of the project, and Marc said he would do that.

MEETING FOR BOARD NOMINATIONS: Ron stated that there should be a special meeting for nominations for the 2027 IAHA Board, and suggested October 7th, 2026 at 7:00 pm. There was no objection from those assembled.

GOOD OF THE ORDER: John Bruning introduced himself as a new airpark homeowner and discussed issues with a dog that was getting loose and attacking other animals (as well as a few people). The local police are aware of this issue and they have asked for documentation of each incident so there is a record that can be entered into evidence.

Ron mentioned that he was working on the development of easements for 3 existing sidewalks that go through private property without an easement. This was one of IAHA's goals for 2026 that has not been completed. Using a highlighted map of the airpark on the TV screen, Ron showed the current state of the walkway system: some are owned by IAHA, some are secured with existing easements, and there are four of them (including one on ODA property) with no recorded easements at all. Ron wrote up a draft template for an easement which can be fine-tuned and signed by the various neighbors who do not currently have an easement on file with the County. Issues to be covered in this proposed easement would include sidewalk usage, maintenance, and liability. The existing policy regarding the common use properties can be applied. Mike said he would contact the IAHA's current insurance company to find out whether the current policy we have will cover that liability already. A State licensed surveyor may be needed to prepare the final easement if required by Polk County

ADJOURNMENT: The meeting was adjourned at 9:17PM. Next scheduled meeting is the special Board meeting on 7 October, which is to be held at 7:00 PM in the EAA hangar. Respectfully submitted by Robert English, IAHA Secretary.