

IAHA Meeting Minutes

September 9, 2002

President Alan Wright called the meeting to order at 7:04 PM. Present were: Alan Wright, Carole Gabel, Dick Paridee, Gail Hill, Craig Cowles, Phyllis Upright, Don Woodley, Lynn McDonald, and Robert English.

Secretary's report: Robert English read the minutes from the previous meeting on June 5. Alan gave some details of the committee meeting that happened after that, which hammered out details about the letter to be sent to the Aviation Board. Alan said he'd invested about 10 to 15 hours writing that letter and dealing with the aftermath (largely negative, since the ISAS group had a different proposal – more consistent with past policy - which was not considered by the Aviation Board). Alan asked for a copy of the June 5 minutes to help outline the input he had before writing the letter, to better explain his position. Don Woodley made the motion to accept the minutes as read, Gail Hill seconded.

Treasurer's report: Gail passed around a net worth report as of today. The current balance is \$63,850.69, and the seal-coating which has most recently been applied is not reflected in the current total – neither are a couple of deferred maintenance fee collections on lots recently sold. Once the remaining lots are sold, which won't take very long, we'll be subsisting on regular yearly Homeowners Association fees. In order for us to have enough money to repave the taxiways, when the time comes, the amount we'll collect will be our budget. Some discussion ensued about whether to eventually raise the maintenance fees to make sure we have enough. There was a proposal to have two budget projections to present to the Homeowners membership – one where nothing is done for five years, then one where we apply yearly maintenance.

Maintenance report: Craig expressed satisfaction with the way the fresh slurry coat has been applied, and that we had 100% cooperation with the neighbors along these taxiways. He also recommended to all that they take a walk along the North end taxiways and compare them to the ones that we have. It was brought up that the North end just got a Homeowners Association together, and that they are just starting to address various problems (including the taxiway issue). Craig said that the new walkway (from Stearman St. to the taxiway) is the next project to go in for a projected expense of \$3,000.00. Some discussion covered the new perforated drainage pipes along the taxiways, and the ongoing problem with one particular property where the water collects whenever it rains a lot - some work will probably have to be done along that ditch soon. Don said that he's included this condition in the Architectural Committee recommendation to Homeowners. Alan said that if worst came to worse that the Homeowners Association can open the ditch up if they have to. Discussion also covered McClean's hangar work which is progressing nicely, a certain altercation between neighbors here about dog-poop collection, and branches of a tree along the Skylane taxiway which reach out far enough to clip wings of a passing plane. Presidential action was sought about this last one, and Alan made a note to talk to the owner of the tree.

Architectural: Don said that two new homes have been approved, and one (Norm Farb) had been re-approved, making a total of five houses under construction currently. The Peck property on Luscombe does not include a hangar, but current plans include a tie-down pad. Carole added that there have been three existing homes that have sold to new owners.

Old business: No new information has come forward about the insurance question for the taxiways, but from the info we've gathered so far there wasn't any more interest in that topic. On the ingress/egress question – some good news was reported, that some homeowners on the south end that have been paying separate fees to Oregon Department of Aviation have received refunds recently, since they are not to start paying their fees until next year. The fees are paid to the Homeowners Association, and the IAHA writes a check to the ODA on the airpark's behalf – it is true as of today (Sept. 9) that the Homeowners Association will be liable for the Stearman Street fees as well as the rest of the airpark. There are some interesting legal ramifications with this arrangement, as the IAHA has nothing in its CC&Rs about the collection of fees on behalf of the ODA. There was concern that the IAHA might have to place a lien on someone's property if fees are not paid, and the Homeowner's Association will have to cover the fees from its treasury regardless whether all lot owners have paid or not. This potential sticky point needs to be clarified before a decision is made by

the ODA as to what kind of fees are assessed and who collects it. Lots more discussion ensued about the inequity of homeowners having to pay an ingress/egress fee while renters can fly in and out for free. It was mentioned that lack of representation, since the IAHA is a relatively small group, may be a mitigating factor here. What is needed here is a clarification with the ODA as to what language is used in the agreement that is eventually hammered out for the new fee schedule. The time period covered by the agreement also needs to be agreed upon. President Alan made a note to bring up these points with Aero Larson (our local legal advisor). Darren Griffin would like to get an agreement drafted soon, and before we discuss this with him we need to have the language clarified.

New business: For the upcoming Board election, some said they would stay on in their posts through 2003 and others said that they would be retiring at the end of their term. Some replacements will need to be sought, and this is not too early to start. Volunteers were sought for a balloting committee, and Carole mentioned that the President normally takes on this job. Ballots need to be out by November 1, one month before the year-end General Membership meeting.

There was one tree along Stearman that apparently died after spraying the grass along the taxiway – whether the spray was truly responsible no one knows, but the Homeowners Association agreed to replace the tree for a grand total of \$20.00.

Freshly printed CC&R books were distributed at this meeting. Carole said that she didn't mind storing them, since many people who have talked with her about living at the airpark had asked for a copy of the CC&Rs.

The meeting was adjourned at 9:21 PM. The next meeting is to be held on Monday, October 14, at 7:00 PM.

Respectfully submitted by Robert English, secretary.

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