

# IAHA Board Meeting

**1 February, 2024**

**CALL TO ORDER:** President Ron called the meeting to order at 7:00PM. Present were: Alan Wright, Dave Ullman, Mike Rhodes, Ron Singh, Tom Turnbull, Lee Nielson, Robert English, Bob Spencer and Paul Cole. Community members present who signed the sign-up sheet this evening: Rich Harrison, Ernie Moreno, Gary Evans, Holly Rhodes, Frank & Patty Brown, Joyce Conn, Michelle Singh, Paulette Dancause, Rich Paulson, Mary & Tom Scheler, Victoria Kruljac, Kathy Widby, Betty Koch, Curt Richmond, Bob & Dorothy Gillet, Christine Duffield, Gus Funnell, Al & Margaret Cleveland, John Horn, Henry Bartle, Harriett & Scott Savage, Cindy Wilson, Dave & Annie Heuser, Fred & Carole Krieg, and Via Jia Evans.

President Ron explained how the meeting would go this evening, as well as the plan for the coming year, including the frequency of Board meeting being once a month. The meetings of the various committees (social, architectural and maintenance) will be as-needed and will present their findings at the following Board meeting.

President Ron explained that this was going to be an atypical meeting (more like a worksession) during which he would go over the highlights of the documents that regulate the Homeowners Association and Board of Directors. He had put together a binder for each director that contained the documents relevant to the operation of IAHA. He introduced the new (2024) board of directors to the members. He mentioned the 4 different types of meetings (Board, Work Sessions, Committee, and Executive) that may be conducted during the year and described each one.

**COMMENTS FROM IAHA MEMBERS:** There was a question from the floor regarding whether the architectural committee could review his hangar plans so the city could approve them, and architectural chairman Dave responded by saying they could do that at their next meeting.

**BOARD MEMBER SELF-INTRODUCTIONS:** All current Board members introduced themselves to the assembled community members which was well received.

**REVIEW AND APPROVAL OF MINUTES:** Secretary Robert said the minutes have been posted on the IAHA web page since mid-December. **Alan Wright made the motion to approve the minutes as posted, and Bob Spencer seconded. All approved who were part of the 2023 Board.**

**INTRODUCTION TO REGULATORY DOCUMENTS:** Since this topic was intended to provide training; invite discussion; and establish a common understanding within the new board, Ron gave a brief overview of each of the organizations related to the airport and airpark (ISAS, IAHA, and NPAHA) which are distinct from one another and have different functions. He then explained that the primary purpose of IAHA was to maintain the common properties; provide a forum for discussions of common concerns; and to promote a safe and viable aviation-oriented community. Ron then described the responsibilities of the IAHA Board of Directors, including the requirement that they enforce the CC&Rs and the stipulations of the Through the Fence agreement.

The common properties in the southern part of the airpark (taxiways, walkways) are the maintenance responsibility of IAHA as well as keeping the community within the bounds of the Through-The-Fence Agreement with the ODA. Ron gave a brief overview of the CC&Rs saying that the enforcement of the CC&Rs is vested with the board. However, any individual or group of lot owners also has the right of enforcement. Ron also touched on the topic of taxiway usage and stated that the CC&Rs mentioned that

“piston powered vehicles are prohibited on the taxiways”. He opined that the authors of the CC&Rs most likely intended to convey that “only propellor powered vehicles were allowed”. He went on to state that the 2023 IAHA board drafted a new taxiway usage policy, but it has not been finalized and distributed to the community. Alan and Dave both stated that Ron’s statement was incorrect and that it has been finalized and distributed to the community. **Presidents Note:** The November 2023 meeting minutes state the resolution was approved “in spirit” and the document posted on the IAHA website, states “in spirit” and “final Board approval pending”. This resolution will need to be discussed and approved at an upcoming board meeting.

In the binders for the Board members Ron had included the City of Independence Residential Single Family Airpark Overlay (RSA) Zone which is specific to the Independence Airpark. Various funds devoted to the accomplishments of tasks (such as the taxiway paving project which was just completed in 2023) were also discussed. Ron also asked that two current Board members look into the insurance rates that the Board is paying and see if the Association can have a better rate in the coming year. **President’s Note:** After the meeting, Tom Turnbull offered to take on this responsibility. He will research this issue and provide the board updates as appropriate.

Roberts Rules of Order were included in Ron's printed documents as well.

The last topic on Ron’s presentation was the “Through the Fence” agreement. He described that the agreement was between IAHA and the Oregon Department of Aviation (ODA) and not the FAA as some may believe. Many of the stipulations contained in the agreement are based on FAA requirements to airport sponsors if they are to be eligible for federal funding. He stated that this was a “residential non-commercial” access agreement and that the requirements are different from commercial access agreements. Ron described the access rights provided to IAHA members, the annual fees, and the prohibited uses and activities. There were 2 questions that Ron did not know the answer to but offered to look into: 1) Can visitors (who fly in) to our private homes legally utilize the access points for ingress/egress? 2) Can IAHA members bring in aviation mechanics (inspectors, etc) to their homes if that service was not available at the Independence airport? There was considerable discussion on these topics and then **Alan suggested that the issue be tabled regarding the Through-The-Fence agreement, and Mike Rhodes seconded. All approved by voice vote.**

**FINANCIAL HANDOFF:** Treasurer Mike went over the Treasurer's report that he prepared for this meeting (copies were available at the meeting). He summarized all that he has done to gather the financial information and input the data into Quicken. Data from 2018 to now are all entered, with earlier years still in process, and progress is being made matching receipts with bank records. Mike also made a Gmail address specifically for the Treasurer which can be moved to whoever holds the office in the future. The roster information has also been corrected to a large degree. Debit cards for the Treasurer and Maintenance chair have been made so all expenditures can be routed through there and monitored.

The previous tax preparer in McMinnville is not available to do that work any longer, and two others have been found so a decision as to which one to use has to come soon. Whether this organization is a 501C3 or a 501C4 was also a question that came up with the prospective preparers, so that question needs to be answered. Mike also mentioned a possible IAHA laptop system which would hold the data and would be used by the appointed Treasurer, which would have to be approved by the Board. The next Board meeting which covers financial issues can decide this issue.

A question came up regarding the maintenance expenditure limitations, and that a tractor tune-up would run more than the \$100 limit. Mike responded that a second person would need to know what those larger expenses are, so the budget can allow for it. **Presidents Note:** The spending limit issue will be discussed at an upcoming finance work session. Although, Al Cleveland (past Maintenance Chair) mentioned that the current limit is \$500, the board will voluntarily restrict it to \$100 until a discussion and decision takes place.

**Mike made the motion that the Board approve spending up to \$1500.00 for tax preparation and allow Mike to decide which of the two accountants would do the job, and Dave Ullman seconded. Some discussion as to what the deadline actually is, whether March 15 or April 15, and Mike said he would clarify that. *All approved the motion by voice vote.***

Ron stated his targets for next meetings which included work sessions for the maintenance and architectural committees. He stated that there may be a work session before the March meeting.

**ADJOURNMENT:** The meeting was adjourned at 8:36PM. Next scheduled meeting is on 22 February 2024. Respectfully submitted by Robert English, Secretary.

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