

IAHA Board Meeting

5 February, 2025

CALL TO ORDER: The meeting was called to order at 7:00PM. Present were Ron Singh, Robert English, Lee Nielson, Dave Ullman, Bob Spencer, Paul Cole and Mike Rhodes. Tom Turnbull was not able to attend this evening. Community members who attended and signed the guest roster: Michelle Singh, Ernie Moreno, Holly Rhodes, Lu Nelson, Frank & Patty Brown, Gus Funnell, Christine Duffield, Alan Wright and LaVeta Day.

INTRODUCTIONS & PROTOCOL REVIEW: Ron introduced the 2025 Board members to the assembled community members, then reviewed the timetable for the meeting notices as well as the agenda, community member participation guidelines, protocol for executive sessions when called for, and committee & working group procedures.

OLD BUSINESS: The minutes from the previous meeting had been posted on the web in December. **Lee moved to approve the minutes as posted, and Mike seconded. All approved.**

ARCHITECTURE: Nothing to report so far for 2025. The house on Aeronca is getting close to completion, and there is no update regarding the vacant lot at the end of Aeronca.

MAINTENANCE: Regarding the placement of the new taxiway signs: there was a discussion with the ODA some months ago, and they referred to a map we could download which shows the approximate location of ODAV property. All IAHA signs need to be installed outside of ODAV property. The current plan is to do the installation when the weather improves.

When it comes time to spray the weeds we will need to figure out a way to attach a battery since the tractor we are using now does not have a power source for any device trailing behind. Ron suggested that IAHA should have a standing Maintenance Committee (similar to the Architectural Committee) that Paul chairs. Paul should utilize this committee to brainstorm ideas such as these.

TREASURER: Mike handed out financial reports showing the current status of each of the IAHA accounts, the balances for each, as well as year-end statements for 2024. The packet of information also included drafts of IAHA financial policies as well as a draft budget for 2025. Mike reviewed each of these for the assembled community members including the current Financial Statement dated 2-5-2025. The proposed budget for 2025 was reviewed line-by-line, then **Mike proposed that the draft be accepted as the official 2025 budget. Bob Spencer seconded. All approved by voice vote.**

Mike moved that pages 1 and 3 of his report packet be issued to the community members as the "Year End Financial Statement" within the next 30 days, and Bob Spencer seconded. All approved by voice vote.

Mike proposed the money left over at Umpqua Bank from 2024 (since we came in under-budget for the year) be considered the "contingency fund" for 2025 and the money currently in the Edward Jones fund accounts be re-designated as Capital Reserve Funds. Bob Spencer seconded. All approved by voice vote.

As of this date, 14 properties have not yet paid their 2025 HOA Dues. All have been reminded by email or USPS letter of the approaching deadline.

Mike showed a proposal from Schwindt & Company regarding the 2024 tax preparation and 2024 Annual Financial Statement Review as required by ORS 94.760. Mike described the good service they provided in the previous tax year. **Mike made a motion that Schwindt be engaged as our accountant again this year and Bob Spencer seconded. All approved by voice vote.**

The 30-year Capital Reserve Fund forecast, also included in Mike's information packet to fulfill State law commitment, was discussed. It was agreed that a paving report capturing information from the 2023 taxiway repaving needed to be fashioned and approved to help guide future Boards of Directors regarding proper taxiway asphalt maintenance between now and 2053.

COMMITTEE REPORTS: Ron had prepared a list of goals which included various committees (including the enforcement of taxiway policy) and each was discussed in its turn.

Ron proposed establishing a standing committee to investigate complaints relating to CC&R violations. He voiced his concerns about a single person being responsible for enforcing the CC&Rs and taking any backlash resulting from it. Lee Nielson volunteered to chair this committee. He will put out a call for volunteers and establish the committee before the next meeting.

Dave Ullman volunteered to form a committee to look into software that could integrate the various IAHA functions including the block herald system.

MEETING SCHEDULE FOR 2025: Ron proposed the following for the remainder of the year: 5 March, 4 June, 3 September, and 7 December (for the annual membership meeting).

NEW BUSINESS: Mike got an email from Umpqua Bank asking if we would like some representatives coming to one of our meetings.

ADJOURNMENT: The meeting was adjourned at 8:31PM. Next meeting will be 5 March at 7:00PM in the EAA hangar. Respectfully submitted by Robert English IAHA Secretary.