

IAHA Board Meeting

5 March 2025

CALL TO ORDER: President Ron called the meeting to order at 7:00PM. Present were: Dave Ullman, Bob Spencer, Lee Nielson, Robert English, Ron Singh and Mike Rhodes. Tom Turnbull and Paul Cole were not in attendance this evening. Community members who signed the attendance sheet: Michelle Singh, Christine Duffield, Gus Funnell, Gary & Lori Evans, Rich Harrison, Lori Redden, Ric Wilson, Paulette & Rich Paulson, Cindy Wilson and John Horn.

MEMBER COMMENTS: One comment had to do with a large number of mice which have been noted in some yards, and they may spread to other lots so it may be best to try to control the problem now. Although this may not be an IAHA responsibility, Ron said that he would pass on this information to Paul Cole who could discuss this with the (soon to be formed) maintenance committee.

SECRETARY: The draft minutes from the February meeting have been posted on the web since mid-February. Ron Singh submitted an addition to those minutes which had to do with the establishment of a standing committee to investigate reported CC&R violations. **Lee Nielson made the motion to approve the minutes as corrected and Bob Spencer seconded. All approved.** The addition was made to the February minutes on the web after the meeting.

ARCHITECTURE: The plans for the new house at the end of Aeronca have been approved by the City and all fees paid, so the owner will start building as soon as possible. There are no other events to report.

MAINTENANCE: Paul was not here this evening so there was no report.

TREASURER: Mike had a financial statement as of 28 February and he read the figures from that to the assembled community members. There was one lot that had not paid the yearly dues, and Mike was not hopeful that the homeowners dues would be paid. The money will come in eventually when the house sells since it is secured with a lien.

One CD at the bank has matured and another will mature shortly, and **Mike made a motion that the funds from both CDs be combined into a new CD for a 3-year term since the funds are long-term for taxiway replacement funds. Bob Spencer seconded. After some discussion, all approved by voice vote.**

There was some discussion regarding the pressure washer which is currently in possession of the former maintenance chair; the concern is who actually owns the unit, and Ron said he would be talking with the previous maintenance chairman to settle that question.

POLICY REVIEW: At the February meeting, Mike brought a list of seven proposed financial policies. The first policy on managing finances has been voted on previously and was approved at the time with some suggested edits incorporated. The remaining policies on the list which have yet to be discussed and voted upon: investment; dues assessment collection; inter-fund borrowing; competitive bidding; and record retention. Not all of the board members had reviewed these, so this will be tabled and added to the agenda for the next meeting as a line item.

Lee read the policy for IAHA election rules which had been revised in late January of '25. **Lee moved that the policy be adopted and Mike seconded.** During discussion, Ron had some suggestions regarding the format of the policy document as presented so that it can be finalized with a standardized format to be

included among the other policies. Bob suggested any policies to be added have a revision record incorporated into the document (as well as the document name) so there is no doubt whether the current document is the latest revision. **A vote was taken at that point, and all approved by voice vote.**

Ron showed his draft of the "policies and procedures" manual which would contain all the approved policies. The text of each agreed-upon policy, minus the signatures present on the original, would be added to the manual. David Ullman suggested copy & pasting policy language from the approved signed policy into a separate policy document, would complicate keeping the Policy Manual up to date. Mike Rhodes suggested using the Policy Manual format as a table of contents that points directly to the approved Policy, thus avoiding duplicating language.

A suggested uniform format for each policy was included in his handout as a separate page to help guide the format of each new policy. **After some discussion, the format was approved.**

Lee read a summary of his formation of the CC&R Investigation Committee, listing the community members who had volunteered to be part of it, and summarized their duties.

A question was asked about the complaint procedure. Ron described that any resident could bring a complaint to any Board member. The Board member would forward this to the CC&R Investigation Committee Chair (currently Lee Nielson), who would utilize the committee to validate the complaint and make personal contact with the CC&R violation member to try and bring about compliance. If the member acknowledges and corrects the violation within an agreed upon timeframe, the issue is considered closed. If the member responsible for the violation refuses to correct the problem, the committee would submit a summary and recommendation to the Board for their action. The committee would keep records of all complaints and resulting actions. A suggestion was made to include the existing "Conflict Resolution Procedures" that are posted on the IAHA web site.

CC&R UPDATES: Ron stated the CC&Rs were originally developed with an initial term of 25 years, with 10 year terms to follow. Ron stated the the CC&R Update Committee is getting very close to a final draft of suggested changes. The proposed CC&Rs and By-laws will be forwarded to lawyers for a legal review once completed, and the community would vote on the changes after that legal review is finished. Discussion was generally positive with some specific concerns about some verbiage, each discussed in turn, with special attention paid to the newly diagrammed taxiway clearance dimensions as clarified in the revised CC&Rs. Dave Ullman and Mike Rhodes had made specific suggestions to be taken up by the Committee as they are evaluating the document for finalization. Ron made sure those lists were available for review by the Committee to take up when they get together at their next meeting.

ADJOURNMENT: The meeting was adjourned at 8:52PM. The next regular Board meeting is scheduled for Wednesday 4 June at 7:00PM in the EAA hangar. Respectfully submitted by Robert English, IAHA Secretary.