

# IAHA Board Meeting

4 June 2025

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

**SECRETARY:** The minutes from the March meeting have been posted on the website since mid-March. **Lee made the motion to approve the minutes as posted, and Dave Ullman seconded. Six approved by voice vote, with two not attending.**

**ARCHITECTURE:** Dave will be meeting John Horn in the near future regarding his trees, and Jim Dees still plans to build on the vacant lot at the end of Aeronca but he has purchased a house on the same street in the interim. Other than that Dave has heard from no one.

**MAINTENANCE:** Paul was not in attendance this evening so there was no report.

**TREASURER:** Mike provided the latest figures for the bank balances and had financial statements printed for those in attendance. One lot hasn't paid their dues, and letters have been written to them every month notifying them. A certified letter has been sent to them. The unpaid dues have been secured with a lien.

**Mike moved that the financial statements and reconciliation reports for April and May be approved, and Bob seconded. Six approved by voice vote, with two not attending.**

**PLANNING COMMISSION RECAP:** On Monday evening, to impress on City government how valuable this community is, the Mayor of Independence and the City Planning Commission were hosted in the EAA building by Ron Singh for a presentation about the Airpark. All in all, the group were amazed with how little they knew about us, and were well impressed with the community. Ron encouraged them to contact us if there are any developments next to the Airpark so that our collective expertise can be consulted.

**FINANCIAL POLICIES:** Drafts of eight new financial policies had been sent out to the Board, and each one was summarized at the meeting. Some details were brought up for specific approval or alteration and these were dealt with in turn. **Mike made the motion that these policies be approved as amended this evening, and Bob seconded. Six approved by voice vote, with two not attending.**

**INSURANCE:** Mike said the Association got "trapped" into higher insurance rates because of the lawsuit in 2021, and shopping around to other insurance companies was not productive before the renewal deadline of June 10th. In order to keep the existing policy, and not to have to start over with a new one (which would be more costly than what we are paying now), the policy was renewed. It could be lower next year since the higher policy dues are only in force for five years after the lawsuit.

**CC&Rs / BY-LAWS UPDATE PROGRESS:** The updated CC&Rs have been forwarded to the attorneys for language review, and Ron says there should be some feedback from them in a couple of weeks. These results will be reviewed by the committee and amended if necessary. The final draft will be voted upon by the Board approving it for a vote by IAHA membership. A workshop is planned for the community as a whole so everyone can become familiar with the changes prior to the membership vote. A community vote will be

taken before these updated CC&Rs are adopted.

**READER BOARD:** The lady that used to manage the reader board adjacent to Hoffman has moved out of the Airpark and handed a box of letters to Ron. The reader board is in need of major repair and the EAA has claimed ownership and have planned to scrap it. After some discussion, it was decided to let the EAA scrap the reader board if they wish.

**GOOD OF THE ORDER:** Some houses have been for sale and have found new owners; we anticipate welcoming the new owners as they move in.

**ADJOURNMENT:** The meeting was adjourned at 7:54PM. Next scheduled meeting is Wednesday 3 September in the EAA Hangar at 7:00 PM. Respectfully submitted by Robert English, IAHA Secretary.

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