

IAHA Board Meeting

3 Sept 2025

CALL TO ORDER: President Ron called the meeting to order at 7:00PM. Present were: Dave Ullman, Paul Cole, Mike Rhodes, Ron Singh, Robert English, Lee Nielson and Tom Turnbull. Board member Bob Spencer could not attend this evening. Members of the community who signed the attendance sheet: Victoria Kruljak, Holly Rhodes, Rich & Paulette Paulsen, Michael Michalak, Lori Redden, Christine Duffield, Anessa Schultz, Vickie McCubbin, Sam Archer, Michelle Singh and Frank Brown.

SECRETARY: The draft minutes for the June meeting, incorporating the additions and corrections put forward by Mike Rhodes and Ron Singh, have been posted on the web page for about two months. **Mike made the motion to approve the minutes as posted and Lee seconded. All approved by voice vote (except for Bob Spencer who was absent).**

ARCHITECTURE: Dave stated that there were no new plans presented to the committee recently so there was nothing new to report.

MAINTENANCE: Paul stated that he was needing to get a bit more proactive with people who needed to mow their lawns, and there was discussion about the large number of gopher holes which do need to be taken care of. The gopher hole issue can be partially handled this year then the remainder handled next year in order to remain within the existing budgetary constraints. Ron stated that there was a line item in the budget for gopher control, but has often asked for a complete plan from the Maintenance Committee for all the steps in that task. He cautioned that plans to eradicate gophers and till the ground could further exasperate the problem.

The taxiway sweeper has been on the market for a year, starting at \$12,000.00 but it had no takers at that price. The price has been gradually reduced in the hopes of finding a buyer. Lee stated that there were a few other online markets where that could be posted in addition to where it's posted now.

The lawnmower will need to be serviced before the next mowing season and Paul will seek bids on getting that work done so it's ready when needed. Ron asked about the edges of the lawns that get mowed since there is a ridge of tall grass that gets left behind, and Paul said he uses his own weed-eater to take care of those. Ron suggested that IAHA purchase a weed-eater before next mowing season.

TREASURER: Mike passed around a financial statement with all the balances of each account as of 31 August, and also a profit/loss statement as of 2 September. He also had a draft budget for next year. One lot still hasn't paid the homeowner's dues which was reflected in the profit/loss statement. Ron had a conversation with Al Cleveland (a few months ago) about the ownership of the pressure washer that was in Al's possession. Al told Ron that IAHA had purchased this pressure washer to replace his personal one that had worn out. The pressure washer will be removed from IAHA's inventory.

CC&R and BY-LAW REVISIONS: Ron summarized the work that has been done on the proposed changes to the CC&Rs and By-Laws which were developed by the CC&Rs/By-laws Committee over a period of ten months. The Board has had two joint work sessions with the Committee and the IAHA attorney has reviewed the documents while being developed and in its final form. After tonight's Board vote to approve the final version for a homeowners vote, Ron said he has planned a presentation in the next two weeks on what is changed in each of the documents, so when the community votes on those changes they are fully educated on what those changes mean. The ballots this time around will include name and address information since this

vote is more important than most. According to the budget documents that Mike handed out, there is an increase allowed in the printing budget that is projected to cover the extra cost of printing those ballot this year. **Lee made the motion to approve the CC&R and By-Law drafts (By-Laws revision as of 1 Sept '25 and CC&R revision as of 20 Aug '25) to go to a vote of the Community later this year. Mike seconded. All Board members approved by voice vote (except for Bob Spencer who was absent).** Presidents Note: Ron needed to remove the DRAFT symbology; make an edit suggested at this meeting; insert figure 1; and then re-save these files. This resulted in new file dates of 5 September, 2025. The ballot will stipulate these document dates.

Ron said he would get documentation out to the community over the next couple of days and schedule the presentation in the EAA hangar later in the month for the benefit of the community. The option of going door-to-door to encourage the community members to vote on these changes was discussed and was considered a good idea.

POLICIES: Ron described some policies that will be changed in light of the proposed changes to the By-Laws and CC&Rs, and those policy changes will not go into effect until those CC&Rs and By-Laws are approved by the community at large. Dave made the point that some community members will find some policies contentious and confuse that with the approval of the revised By-Laws and CC&Rs, so making that difference clear to the voting members of the community will be very important. Ron suggested to the Board to go back and re-read the proposed draft policies so the Board will be ready to approve them when the time is right.

GOOD OF THE ORDER: Ron asked if the website could be updated and modernized, and there were some names suggested within the community who could help plan and implement those changes.

Ron also stated in the last few weeks there have been some unusual thefts reported, so he's been in touch with the City manager and suggested the Police do some patrols down each of the community streets (along with reviving the Neighborhood Watch).

Vickie McCubbin made an announcement about the Vietnam Wall Memorial which will be coming to Independence from 18 to 21 September (we're one of the few towns that have been selected to host this traveling exhibit). She had a poster with her which could be posted on the EAA bulletin board for the community to view.

ADJOURNMENT: The meeting was adjourned at 8:26PM. The next meeting is scheduled for Wednesday October 22 to accept nominations for Board officers, finalize the ballot and consider policy changes.