

# IAHA Board Meeting

**22 October 2025**

**CALL TO ORDER:** President Ron called the meeting to order at 7:00PM. Present were: Tom Turnbull, Robert English, Lee Nielson, Ron Singh, Mike Rhodes, Dave Ullman, Paul Cole and Bob Spencer. Community members in attendance who signed the attendance sheet: Frank & Patty Brown, Richard & Kathleen Hill, Betty Koch, Victoria Kruljac, Lori Redden, Gus & Christine Funnell and Michelle Singh.

**SECRETARY:** The minutes from 3 September had been posted on the web, and **Mike Rhodes moved the minutes be approved as posted with Dave Ullman seconding. All approved by voice vote.** Regarding the minutes from the special meeting of 25 September, which were also posted on the website, **Dave Ullman moved the minutes from that meeting be approved as posted and Lee Nielson seconded. All approved by voice vote.**

**ARCHITECTURE:** Dave stated there was one hangar project upcoming with more details later.

**MAINTENANCE:** Paul stated the Sweeper has been posted for sale with no takers yet, and he asked the Board what other options there may be (including to wait until Spring and keep lowering the price until it sells). Frank Brown mentioned that there is an equipment auction upcoming in the next few months which may be a good option. Paul will check with Frank about further details.

During the most recent mowing a couple of weeks ago, it was noted the Vole holes along Van's Taxiway are more numerous and getting bigger (on State land as well as our side of that strip of land along the taxiway). Options were discussed regarding the best approach. Paul had consulted with a neighbor along Highway 51 who came up with a workable solution for his own property which was to smoke them out. Dave Ullman moved that IAHA hire a professional service to take care of this problem, and Mike Rhodes stated there is money allocated in next year's budget for that to happen since we're breaking even this year. There was no second for the motion. Tom Turnbull provided some more data about how difficult these creatures are to kill. Ron asked Paul to get together with his committee to come up with a detailed proposal including cost and timeline.

Paul also mentioned there was upcoming maintenance that the tractor will need before next year's mowing season, and he was considering bringing it to John Deere for servicing. Ron suggested consulting the existing maintenance committee for volunteer assistance, as well as current Board members, to see how much can be done without resorting to the dealership's assistance.

**TREASURER:** Mike had previously sent out the September reconciliation report to the Board, also having Financial Statements as of 10/22/25 and 2026 Budget draft copies available for the community members attending. **Mike moved the Sept. checking and savings Reconciliation report be approved. Lee Nielson seconded. All approved by voice vote.** Mike also provided the current balances of the accounts as well as the unrealized interest on CDs that have not yet matured. Overall the Association is under budget for this year.

Mike also had previously sent out a draft of the proposed 2026 budget (with copies printed for the community members present) and he reviewed each of the line items in turn. Lee asked when the paving review would occur on the taxiway system, and that is upcoming in 2027. Approval of the proposed budget for 2026 will occur in January. There are no plans to increase the dues for 2026.

**Mike also moved Schwindt & Company be approved to perform the 2025 Annual Financial Review**

required by ORS 94.670(5) as well as tax preparation as they did last year. Bob Spencer seconded. *All approved by voice vote.*

**VOTE SUMMARY ON CC&Rs AND BY-LAWS:** The new By-Laws were approved in the most recent vote to approve the revisions, but the revised CC&Rs were not. As a result, some study is required to determine if the new ByLaws will work with the existing CC&Rs. The proposed CC&Rs and By-Laws support one another and were designed to work as a package. **Mike made the motion that the results of the vote to approve the ByLaws be accepted and certified, and that the newly approved ByLaws be tabled until the passage of the revised CC&Rs; and the original ByLaws and CC&Rs remain in force until the revised CC&Rs are approved. Dave Ullman seconded the motion.** Discussion centered around how to make sure a larger percentage of community members actually cast a vote next time, since the number of people who did not vote affected the results of the election. *All approved Mike's motion by voice vote.* The original committee that reviewed the CC&R and ByLaw revisions will reconvene to look into the compatibility of the new By-Laws with existing CC&Rs again.

**ELECTIONS:** The existing Board members nominated themselves to continue in their current positions for 2026, and there were no nominations from the floor.

**GOOD OF THE ORDER:** Ron mentioned that he received a suggestion from a homeowner that detailed a method of casting a secret ballot, which would still provide a record of a vote by a homeowner. IAHA would mail homeowners a ballot plus a stamped envelope addressed to IAHA with the homeowner's return address included; and a small unmarked "secrecy" envelope for the filled out ballot. The homeowner would seal the ballot in the secrecy envelope and place it in the return envelope to be mailed or brought to the vote count location. Upon receipt, IAHA would record the return address as "voted" and place the secrecy envelope in the ballot box to be opened and counted at the vote count meeting. Ron gave the sample envelopes to Lee Neilson for further consideration by the election committee.

The proposed revisions to the IAHA website were discussed, with some suggestions from the floor regarding the creation of a community bulletin board where members of the community could post items for sale etc. Discussion about what will be included in the proposed website revision is to be taken up by a committee in the coming months.

**ADJOURNMENT:** Ron adjourned the meeting at 8:16PM. The next scheduled meeting will be the General Membership meeting on 7 December, 2:00PM in the EAA hangar. Respectfully submitted by Robert English IAHA Secretary.