

IAHA General Meeting

7 December 2025

CALL TO ORDER: President Ron called the meeting to order at 2:02PM. Present were Board members Tom Turnbull, Lee Nielson, Robert English, Ron Singh, Dave Ullman and Mike Rhodes. Paul Cole and Bob Spencer were not in attendance. Community members in attendance who signed the attendance sheet: Christine Duffield, Gus Funnell, Rich & Paulette Paulson, Michelle Singh, Betty Koch, Holly Rhodes, Marilyn Husser, Vince Homer and Dorothy Gillett.

SECRETARY: Mike Rhodes made the motion to approve the minutes of 22 October as posted, and Dave Ullman seconded. *All approved by voice vote.*

GOOD OF THE ORDER: Lee asked for three volunteers from the community members in attendance today, and three raised their hands so the vote count began (results were reported at the end of the meeting, listed below).

Ron asked the assembled community members if there were any issues on neighbor's minds, and there was some concern stated about tree roots pushing the walkway paving upward and causing a potential trip hazard. Paul Cole, the maintenance chair, was not in attendance at this meeting so Ron stated this matter would be taken up with him at a later time. There were also concerns expressed about cigarette butts being found on the taxiway (this was reported because of non-residents walking the taxiway system who may be leaving these behind) as well as dog waste being found on the walkways (a pet-waste station for the neighborhood was suggested which would provide a convenient method of disposal - this possibility will be discussed at a later meeting).

ARCHITECTURE: Dave Ullman praised member-at-large Bob Spencer for hunting down the gophers and voles which were inhabiting the median strip adjacent to Van's Taxiway, and there has been some reported success with multiple gophers being caught and killed since the project began. Mike stated that if this continued to be handled on a volunteer basis then professional assistance might not have to be hired to remove these pesky creatures.

The Nelson family's plans to build a hangar behind their house on Stearman Street has been approved and construction is currently scheduled for late Winter or early Spring.

TREASURER: Mike had distributed a year-end financial summary report for 2025 which showed a small surplus for the year so we were able to stay within budget. There will be no need to raise the dues for next year as a result. The 2024 financial statement review has been reviewed and approved by the accountant. **Mike made the motion to approve the submitted November financial statement and the October & November savings & checking account Reconciliation Reports for the year and Dave Ullman seconded. All approved by voice vote.**

PRESIDENT'S ANNUAL REPORT: Ron started by asking if there were any new community members who moved into the neighborhood this year, and Kobuk Kastella (now living on Mooney Street) stood up to introduce himself. He was welcomed by the assembled neighbors. Mike added there eight changes in property ownership in the neighborhood during the year.

Ron then reviewed the guiding principles which the Board have been operating under, which includes the emphasis that our community remain aviation-oriented, and the access to the State airport (granted by the Through-The-Fence agreement negotiated with the ODA and FAA) be protected: it is what makes this

community special, and without that agreement there would be no access to the airport taxiway system from the airpark. What is also important is to keep the scope of the Homeowner's Association as small and unobtrusive as possible while still being able to properly enforce the rules and regulations.

Ron also described the various action committees which were undertaken over the last two years, including (but not limited to) reorganizing the finances as well as the revisions of the ByLaws and the CC&Rs. The special election to enact the updated documents resulted in the revised ByLaws being passed by a majority of community members, but the CC&Rs were not passed so the decision was made that the new ByLaws be put on hold until the revised CC&Rs can be approved by the membership. Specific parts of the revision which proved to be sticking points were listed by Ron, and he stated there would be workshops held for the community in the coming year to hear any lingering concerns so that there could be a further revision of the CC&Rs before putting it up for another vote. He also stressed that a greater percentage of the community will need to vote on these revised CC&Rs since a 75% affirmative vote is required for modifications to the CC&Rs.

Collaborations during the year with the City of Independence and the Police Chief, as well as the ODA, have had very positive results and each bodes very well for the future. Also, on the docket for the coming year is a revised IAHA website.

Ron listed members of the community who passed away this year: Bill Ester, Dave Gallagher, Sally Homer, and Ann Blair were mentioned. He also publicly thanked the other Board members for their time and energy devoted during the year to help the community.

VOTING RESULTS: 66 ballots were turned in for a 40% voter turnout. There were no write-ins this year so the Board for 2025 will continue into 2026:

PRESIDENT: Ron Singh

VICE PRESIDENT: Lee Nielson

SECRETARY: Robert English

TREASURER: Mike Rhodes

MAINTENANCE: Paul Cole

ARCHITECTURE: David Ullman

MEMBERS-AT-LARGE: Tom Turnbull and Bob Spencer

Mike Rhodes made the motion to accept and certify the vote results, and Lee Nielson seconded. *All approved by voice vote.*

ADJOURNMENT: The meeting was adjourned at 2:55 PM. The next meeting date, the first for 2026, has yet to be determined. Respectfully submitted by Robert English, IAHA Secretary.