

IAHA Board Meeting

4 February 2026

CALL TO ORDER: President Ron called the meeting to order at 7:00PM. Present were: Dave Ullman, Paul Cole, Bob Spencer, Mike Rhodes, Ron Singh, Robert English, Lee Nielson and Tom Turnbull. Members of the community who signed the attendance sheet: Frank & Patty Brown, Christine Duffield, Gary Evans, Michelle Singh, Gus Funnell, Vicki McCubbin, and Victoria Kruljac.

SECRETARY: The draft minutes from the December meeting have been posted on the IAHA website. **Bob Spencer made the motion to approve the minutes as posted and Lee Nielson seconded. All approved by voice vote.**

ARCHITECTURE: No new projects in the airpark; Miles Nelson has started construction of his new hangar which was previously approved. Dave Ullman reported that he recently noticed that Scotts MiracleGro started storing their products on the West side of their property (close to Airpark homes). During the summer of 2021 they had stored steer manure in the same area which emitted a foul odor causing problems for Airpark residents. Once informed of the odor, the Scotts' management arranged to move the manure to the East which effectively solved the problem. A few days ago Dave contacted the Scotts Plant Manager about the current storage location and potential problem once the weather warms, The Plant Manager informed Dave that the new manure should not have a foul odor and they would store any manure products towards the East side of their property.

MAINTENANCE: Paul stated the lawnmower is being repaired and serviced by Tom Turnbull, and the last of the taxiway signs will be installed later on in the year. Weed spraying will be performed after the lawnmower has been repaired, and Paul would like to add some fill dirt to the low spots in the grass strip along Airport Road so the mower does not bounce so much (Bob Spencer stated he had raked over the molehills earlier and Paul thanked him for that).

Ron asked Paul to send out an email to the Block Heralds to announce when the weeds will be sprayed and ask neighbors to post "no spray" signs where they do not want this job to be performed on their lot. The spraying should be done early in the morning when there's no breeze blowing - Paul did state that there would be no spraying when the wind is bad.

Ron also made clear which grass strips IAHA is tasked to maintain: the Southern half of the East-West strip between Cadet and Foxtrot taxiways (which is currently being maintained by NPHOA) and the North-South strip West of Van's taxiway. Paul should be aware of any sections of land adjacent to Mooney street that is IAHA's responsibility to maintain.

TREASURER: Mike went over the 2025 figures from the year-end report, stating we did well and the spending was just under budget for the year.

Paul asked about the amount he would have to confirm with the Board if a large maintenance expenditure came up, and Mike confirmed he could spend up to \$200 without consultation.

Mike moved that the 2025 year-end Financial Report be approved for distribution to the Membership, and Bob Spencer seconded. All approved by voice vote.

Mike also moved that the Dec 2025 and Jan 2026 Columbia Bank reconciliation reports be approved,

and Bob Spencer seconded. *All approved by voice vote.*

This year's proposed budget was next on the agenda. The figures are fundamentally the same as the previous year with some minor adjustments to the amounts to spend on maintenance. Ron wanted to be certain that a Board member was assigned to pursue reducing insurance premiums this coming year, and Mike stated he had contacts with several insurance agents so he would be the one to pursue that inquiry as we get closer to the policy expiration date. **Mike then moved the 2026 draft budget be approved going forward, and Dave Ullman seconded. *All approved by voice vote.***

Lastly the January financial report includes eight households who have not yet paid the dues for the year, and they will be sent a letter through the mail if their checks have not been received by 10 February. Lee asked about IAHA options for fees on bounced dues checks. Mike answered that the bounce fee gets added to the dues Invoice the homeowner is required to pay. The Board has the option of using a collection agency via IAHA's attorney's office, should the circumstances force that option.

Mike proposed that the Feb 2026 CD that will be maturing be combined with this year's reserve funds and other Edward Jones funds to be reinvested into 2 CDs; one with a 1 yr maturity and the other 3 yrs. The intent is to have "rolling" annual access to funds each year so that not too much of it is locked away at any one time should an emergency taxiway repair become necessary. **Mike then made a specific motion regarding putting this money into the described CDs, and Bob Spencer seconded. *All approved by voice vote.***

PLAN FOR INFORMATION SESSIONS re PROPOSED CC&RS: The proposed CC&Rs failed to pass due to the voter percentage being too low (the voter turnout is typically less than 75% in any given year). The plan is to have two "listening sessions" during February and March to iron out any concerns the community have so that the CC&Rs can be revised again if necessary. Bob Spencer asked what format these meetings would have, and Ron stated that he would send out the Power Point presentation that had been prepared earlier as reading material for the membership to review before the listening sessions. During the workshops he would go through and explain each element of the CC&Rs and then take comments from the attendees which may result in modifying the proposed CC&Rs. The Board would then approve another community vote on the revised CC&Rs so the ballots can be received from the community by the first of June. The date of 10 June has been reserved in the EAA hangar for the vote count. Mike Rhodes, Lee Nielson, Dave Ullman and Bob Spencer volunteered to assist during these planned meetings.

CC&R & POLICY COMPLIANCE PROCEDURES: A committee had been formed a year ago regarding any issues with CC&R compliance, and how that would affect the policies as written. The committee has yet to be engaged since the new CC&Rs have not been enacted. The consensus is to leave these alone until June when the next CC&R vote is held, but Ron was concerned about what policy changes might have to be changed before then. Lots of discussion ensued, and the Board decided special actions can be taken when necessary without having the new CC&Rs in place.

GOOD OF THE ORDER: Ron asked Paul Cole to evaluate all the Cross-taxiway sidewalks for trip hazards. A community member had raised this concern at a previous meeting. If a trip hazard was discovered, the edge should be painted to alert pedestrians until repairs can be made.

ADJOURNMENT: The meeting was adjourned at 8:31PM. Next scheduled meeting is set for 8 April 2026. Respectfully submitted by Robert English, IAHA Secretary.