

# **Independence North Park Annex Addition Homeowner's Association, Inc.**

**P.O. Box 92 Independence, OR. 97351**

## **Annual Meeting Minutes November 2, 2024**

**Call to Order:** President Bruce Patton called the meeting to order at 3:00 PM.

Members were advised to sign-in on the roster.  
There were 32 homeowners in attendance.

Secretary Jeanne Wildman proposed the 2023 Minutes be accepted as published. Wayne Wineland seconded the motion. The motion was passed.

Bruce Patton opened the meeting discussion with Maurice Gundersen giving the financial report.

### **Treasurer Report**

Maurice Gundersen distributed copies of the financial report as of November 2, 2024. Expenses were routine this year except for the new tractor purchased. Maurice also provided a budget and expense projection for the next 10 years. Any financial questions should be directed to Maurice.

Gary Brown inquired about any indication of our Through-the-Fence agreement expenses increasing any time soon. Maurice said that there is no indication of an increase.

Sue Salvo questioned Maurice on his decision on the software considered for our neighborhood directory. Maurice said he found it not to be desirable for our application and no change was suggested to the membership. Bruce Patton included that they were skeptical of the security of our email addresses on the internet.

### **Maintenance Report:**

Denny Fuhrman reported that the new mower is great! He sealed taxiway cracks this summer with the help of a few volunteers; Bob Watkins, Bruce Patton and Paul Franklin.

Crack sealing is done usually twice a year. Volunteer help for this job has gone well and the taxiways are currently in relatively good condition. Denny also sprayed weeds regularly. He is considering buying a small trailer to pull the equipment.

Denny has been in the Maintenance Director position for longer than 5 years which is stated in the Bylaws that any one person should not exceed.

Bruce asked for someone to volunteer for the position of Maintenance Director. Another option is to outsource our maintenance. He got a quote, and it was approximately 10k a year and material would be about \$600.00 a year.

**New Business:** Bruce Patton opened the floor to discussion. There were multiple topics which are as follows.

The taxiway survey that IAHA sent to all the homeowners in both airpark divisions a few months ago was the main topic of discussion. Our results were like IAHA's on some of the questions. Sue Salvo stated that we need to know through making new policies. Bruce stated that changing the CCRs is an action required by the Board approval.

There was a 72% positive response to the restriction of not allowing golf carts and ATVs on the taxiways. Bill McCoy queried "How are we supposed to tow aircraft?" Bruce then discussed the issue of a speed limit on the taxiways and sidewalks. The sidewalk speed limit is ridiculous! He asked for opinions on the taxiway speed limit. 10mph? 15mph? And what about an age limit on children being on the taxiways? Denny Fuhrman questioned the "enforcement" of policy? Jim Hubele brought up the issue of liability insurance on common property. Debbie Draper asked the membership "Is there a problem? Policy doesn't make sense." Don Draper stated that we have a set of rules, meaning our CCRs and he does not see any need for new policy. Bruce said we should communicate with our neighbors if we think they are not behaving with "common sense".

Denny Fuhrman said that we need policy, and it should be referred to as a "common sense" policy regarding issues in the survey. Bob Watkins questioned the issue of golf carts on the walkways. It's not good practice. Most members agreed. Bruce suggested the Board

meet and set a minimal “common sense” policy.

Bruce Patton then opened a discussion on the topic of ISAS. Bruce recently attended a group forum about keeping ISAS active at our airport/airpark. He summarized the consensus of the attendees agreed that ISAS is a good thing, and we need someone to lead a small group of representatives.

Ken Hardwick, who recently passed away, was our ISAS representative for more than twenty years. Ken did a wonderful job for all in this capacity!

Maurice Gundersen was on the Concord Airport Authority Board. He relayed to the members that it is always a good plan to have one voice representing the Airpark and be ready to speak when issues arise. He gave a few examples of his experience at Concord. How do we participate?

Jeanne Wildman suggested to Bruce to read our CCRs on outbuildings on our properties. Bruce prepared and read the CCR on this stating what is a temporary structure. Jim Oveross believes one of our neighbors is in violation. Gary Brown suggested the Board review what is in violation or not; and decide what to enforce or not. Bruce said he would call a Board meeting to discuss this issue.

Bruce Patton then reminded everyone that we need a new Maintenance Director. No vote would be necessary if a volunteer would step forward. Judy

West reminded the membership of the cost of hiring out our taxiway maintenance.

At 4:00pm a motion to adjourn the meeting was made by Joe Zink and was seconded by Sue Salvo. The motion was passed, and the meeting was followed by a social hour.

**Next Annual Meeting November 8, 2024**

Submitted by: Jeanne Wildman, HOA Secretary