



Independence North Park Annex Addition Homeowners Association, Inc

P.O. Box 92

Independence, OR 97351



Annual Meeting Minutes

January 22, 2023

Call to Order: President Jerry Pryce called the meeting to order at 3:00 PM.

Members were advised to check the new roster for corrections

2019 minutes were read, corrections were made and a motion was made by Bruce Patton to approve the minutes, a second was made by Jeanne Wildman and the motion was passed.

Jerry Pryce reported that work on the Conflict Resolution are ongoing.

There was a lengthy discussion on encroachment problems. Most residents agree that vehicles should only be allowed on the taxi-ways only when it is aircraft related.

Treasurer's Report:

Bruce Patton distributed copies of the financial report as of January 6, 2023. Bruce clarified the report, explaining how they relate to our HOA financial health.

The expenses this year were routine except for maintenance

which was lower than usual.

There was a net income of \$17,938.65 since December 31, 2021. The HOA liabilities and equity are \$162,090.00. Bruce also provided a budget and expense projection for the next 10 years.

Maintenance Report:

Denny Fuhrman, maintenance manager, gave a report on the ongoing maintenance.

There was a discussion about the purchase of a new mower. Denny has researched the different models and will be making that purchase before mowing season starts.

Ongoing maintenance, which includes mowing, spraying and crack sealing continues. Crack sealing is done, usually, twice a year. Volunteer help for this job has gone well and the taxi-ways are in relatively good condition at this time.

New Business:

Treasurer Bruce Patton proposed having just one billing a year rather than the twice billing we have had in the past. A discussion was held and it was agreed that it would make things simpler and require less work. A motion was made by Bruce to bill just once a year, June 1. The motion was seconded by Larry Claussen and was passed by the members.

Ken Hardwick spoke about ODOT's plans for funds that are designated for Independence Airport. There may be a chance that we will get a pilot's lounge. This is just discussion at this point but it was agreed that we would all support this. Hopefully there

will be more information about this to come.

Election of Officers:

New officers were elected as follows:

President: Bruce Patton

Vice President: Judi West

Secretary: Jeanne Wildman

Treasurer: Maurice Gundersen

Denny Fuhrman will continue as Maintenance Manager and Kip Hanson will remain as Architectural Manager.

A motion to adjourn the meeting was made by Ineke Barnes and was seconded by Molly Kinyon. Motion was passed and the meeting was followed by a social hour.

The Next Annual Meeting will be held October 22, 2023

Submitted by:

Judith Watkins, HOA Secretary