

MRAPPOA Special BOD
Meeting

Date: August 24, 2013

Location: Bill and Karol Bentley's Home

Directors Present:

Jason Sheffield
Roger Taillefer
John Perry

Susan Drago
Bill Bentley

Association Members Present:

John Drago
Jerry Rinehart

Karol Bentley
Donna Koester

The meeting was called to order beginning with an invocation and pledge of allegiance.

Roll was called. Minutes from previous meeting were waived.

Minutes based on partial audio recording of meeting beginning with discussion of:

Drago property status. General agreement at this point that correct course is to move towards a full association vote to include the Dragos in the MRAP association. Per Jason, 2/3 of eligible members need to vote with majority approving the addition of the Drago's..

Susan Drago voluntarily stepped down from her position as board director until the property issue has been resolved. Donna Koester was voted as replacement board member by unanimous vote of directors present plus Jim Manus via electronic vote.

Amending C&R's. Discussion of need to clean up C&R's due to incorrect references to Developer's rights after turnover. Also the current C&R's have been in effect since 2006 and are due for review relative to new or revised statutes and normal evolvement of the community's needs..

Expiring Terms: Jason reconfirmed the following directors whose original terms are due to expire in March of 2014:

Roger Taillefer,
Susan Drago,
John Perry,
Natalie Stamp (resigned)

- Jason Sheffield noted he intends to be off the board at the completion of the current cycle, effect March of 1014.

Wilcox Past Dues: Based on working with Robert Anderson, Jason announced a tentative Wilcox proposal as follows:

- Wilcox to forgive debt on lot 101 and return all escrowed monies held by Broad & Cassell to MRAPPOA. (Total value estimated at \$28,576.85.)
- MRAPPOA to agree to a clean slate relative to dues owed by Wilcox through end of 2013.

After lengthy discussion of all factors, it was recommended that Jason reply to Robert Anderson that the MRAPPOA is receptive to working out a settlement along the following lines:

- A dollar for dollar settlement of past dues from 2012 forward which should include an approximate payment of \$8,000 in addition to the two items listed above.
- An additional offer by MRAPPOA to allow the Wilcox an additional 12 months (through the end of 2014) before dues payments resume. In return for this consideration, the Wilcox group will deed to the association, one additional lot.
- Provided the Wilcox's accept one or both of the above items, the board will call for a full membership vote to approve the settlement on or near October 26, 2013.
- It is agreed that contingent on this agreement will be finalization of an agreement, or, substantial progress being made on the MRCP water issues. The timing is such that some resolution of the water issues should have been accomplished by the special general meeting calling for MRAPPOA member vote. A resolution of the water issues will have great bearing on the general membership vote.
- John Perry made a motion for Jason to pursue the above. Roger Taillefer voiced a second to the motion. The motion was carried unanimously.

Gate: General discussion of communication problems and need for improvement. All gave Mike Stamp special recognition for amount and quality of his work.

Jason advises general construction elements are done. Gate light is installed. Roger's lights are due in this week. Bill Bentley mentioned a few final fabrication items remain.

Discussed gate insurance relative to physical damage and liability vs. liability only. Costs seem high for both coverages.

Jason requested an additional request for up to \$2,000 to cover final outstanding bills and costs of completion of the gate. Items listed were:

- \$600-\$700 Additional sod
- \$200 Josh Wisham for electrical labor
- \$200 Hills Hardware
- \$100 Load of dirt
- \$? Potential for more lights at gate plus other final unknowns

Jason to advise final tally of exactly how total is spent.

Roger Taillefer made the motion to allow the additional spending up to \$2,000. Motion was seconded by John Perry.

Monthly accounting: Discussion of replacement of Kingdom Management relative to financial accounting. There was general agreement to solicit a bookkeeping service. Motion made by John Perry to solicit pricing from local accounting firms. Seconded by Donna Koester.

Need for two signature checking system was brought up by Jason.

Martin demolition of Old Wilcox Hangar: Discussed Joe Martin's intent to demo all and rebuild on same footprint. Drawings presented.

Runway Seal Coating: John Perry introduced need to have runway work.

Miscellaneous:

Susan Drago brought up new requirement that each board member must be familiar with certify they have read and understand all documents (Statutes, C&R's, Bylaws}. Question: Is there a document to be signed by each member? General discussion of costs. Discussed increased liabilities of BOD and fast changes of laws.

Appeal made by all, particularly Jerry Rinehart, to seek common ground on differences. Better communication.

Motion to adjourn by Roger Taillefer. Seconded by John Perry. Carried.