

MRAPPOA SPECIAL BOARD MEETING

DATE: December 18, 2013

LOCATION: Taillefer Hangar

TIME: 5:30 p.m.

PURPOSE: To draft the budget for fiscal 2014; to discuss any old/unfinished business

Notice posted on December 16, 2013 on community bulletin board

Board members present: Donna Koester, acting secretary, John Perry, Jason Sheffield, president, Roger Taillefer, Tim Wing.

Also present: Joe Miller, association member

The meeting was called to order at 5:35 p.m. Jason Sheffield turned on the tape recorder for our records. He announced that Jim Manus would be available by phone if needed. Minutes of previous meeting were waived.

Jason opened the meeting noting that the board's attorney, Doug Stanford had responded to the committee of two (Tim Wing and Joe Miller) in response to their questions about resolving the issue of overdue assessments and dues owed by the Wilcox family. Jason asked Tim and Joe how they would like to proceed. Both men agreed that the plan referred to as "option one" seemed to be the best course of action for the MRAPPOA.

"Option One" would clear the debt entirely through the 2013 assessments. The offsetting "assets" would be clear title to the phase two "recreation area" consisting of 2.24 acres, clear title to lot 101 in phase three with no further payments due from MRAPPOA (an outstanding balance due of \$28,576.85) and clear title to the two parcels of land on the east and west ends of the runway. All properties are to be conveyed with no encumbrances and all closing costs and conveyance fees are to be paid by the Wilcox Family.

Donna Koester made a motion to authorize Tim and Joe to contact the Wilcox family and present the "Option One" plan. John Perry seconded the motion. The motion was passed unanimously.

After some discussion a motion was made by John Perry and seconded by Roger Taillefer to authorize Tim and Joe to try to find some common ground with the Wilcox Family if they reject "Option One". In that event Tim and Joe would convey any alternate plan to the MRAPPOA board for

review and a vote. In this event the plan would ultimately go to the membership for an approval vote. This motion was passed unanimously. At this point in the meeting Joe Miller excused himself and left. Jason then presented a proposed budget for 2014. The board examined each page item by item. There was discussion about the need to increase our reserve funds and about the need to set aside funds to defray our portion of legal fees which may be incurred by the MRCP water board. Jason invited anyone who is willing to try to find insurance to cover the entry gate at a rate lower than \$1800.00. Jason also noted that in the anticipated revenues he did not include the Wilcox developer lots in Phase three. A copy of the proposed budget will be attached to these minutes. John Perry made a motion to accept the proposed budget and Roger Taillefer seconded the motion. The motion passed unanimously. John Perry then moved to adjourn the meeting and Roger Taillefer seconded the motion. The motion carried. The meeting adjourned at 6:50 p.m.

Donna Koester, Acting Secretary for Jim Manus