

MRAPPOA Special Meeting

Date: February 1, 2014 @ 10:00 AM

Directors Present: Jason Sheffield Jim Manus Roger Taillefer
John Perry Donna Koester Tim Wing

Members Present: John Drago Susan Drago Barbara Taillefer
Jerry Rinehart Irene Ank Dave Zawistowski

Invocation: John Perry

1) Calling of the roll

2) Notice of Meeting: Proof of notice of meeting confirmed by Donna Koester.

3) Prior Minutes: Jim Manus read minutes previous meeting minutes. Tim Wing motioned to approve. Seconded by John Perry.

4) Unfinished/Old Business

i) Wilcox Dues Issues

Tim Wing shared response by Wilcox to resolution proposal as presented by Robert Anderson on their behalf. There is agreement in spirit as follows:

- Wilcox to grant unencumbered title to lot 101 including relinquishing any claim to amounts held in escrow.
- Wilcox to grant unencumbered title to the land located at both east and west approach ends of the runway.
- Wilcox to grant unencumbered title to the recreation lot (old cabin) in phase two as of 12/31/2014.
- The above items are contingent on including settlement of water issues with will include a new contract between the Wilcox family and MRCP to allow 18 months for
 - (1) Completion of all remaining water supply items.
 - (2) Immediate sign off on permit application for the work.
 - (3) Wilcox to have work done by the contractor of their choice.

Tim Wing added the subject of Wilcox's paying ½ of the attorney fees was discussed with Robert who feels positive about the chances of this being accepted.

After discussion, there was general acceptance by board members with the following noted exceptions:

- Wilcox's agree to pay ½ of the attorney fees.
- MRAPPOA to take immediate possession of the phase 2 recreation lot with agreement to lease the cabin back to Wilcox for \$1 for the year 2014. This will allow the Wilcox the use of the cabin (Gordon) during the year. Wilcox's to provide appropriate liability insurance coverage to protect interests of MRAPPOA during the lease period.
- Wilcox to ascertain ownership of runway approach property, including any applicable fees necessary to position that ownership for transfer to MRAPPOA.

A motion to accept the above was made by Roger Taillefer and seconded by John Perry.

The board generally agreed with the request of Wilcox to tie the dues agreement and water board issues together although the ultimate decision lies with the water board. Further discussion of this issue resulted in a motion by Jason Sheffield to (1) recommend to MRCP to immediately dismiss the water board attorney, Michael Bolas and (2) call for an emergency meeting between the MRAPPOA board and MRCP board as soon as possible. Tentative date will be Mon-

day evening, February 3rd at 6pm. Jerry Rinehart agreed to assist in arranging the meeting. Jason will issue a notification via email this evening. The motion was passed by a vote of 5 to 1.

iii. C&R's

Per Jason, Doug Stanford will have price for cost to rewrite legal documents (C&R's, Bylaws, Articles) and get them into current legal compliance. In addition, the opportunity exists to make approved changes to the existing documents. It is recommended that members review the existing documents for the purpose of recommending additions, deletions and/or changes.

Drago property Issue was discussed and according to Doug Stanford, the three things that are needed are, 1. The Drago's acceptance, 2. The association acceptance and 3. Execution of a "joinder" (?) agreement.

MRAPPOA Procedures for Collection of Delinquent Accounts

Discussed current stated 18% as the mandatory rate for delinquent accounts. It was generally agreed that 8% is a fair percentage along with the ability to charge up to the maximum of 18% depending on the specific circumstances. The example of an owner who is trying to work with the association as opposed to an owner who chooses to ignore the issue and offer no response.

MRAPPOA Phase III Roads

Phase three roads are still deeded to the Wilcox group. Jason explained this was essentially an oversight and language inside the plats explain that ownership of the roads rests with the association. Jason has discussed this issue with the Wilcox's and they are OK with setting the wheels in motion to have the roads officially deeded the airport.

Gate Project

Tom Cacek has picked up the completion of the gate operational items. Additional clickers have been purchased.

Insurance

John Perry to research three insurance quotes for gate and guardhouse.

Online Banking

All board members will have access to the online banking account set for MRAPPOA by Donna with Center State Bank.

2014 Meeting Schedule

AGM set for March 29th, 2014

June 7, 2014

September 6, 2014

December 6, 2014

Other Business

- Nominating committee moving forward with list of nominees. Previous letter was sent. Final list of nominees by March 14th. Should be part of the mass mailing that includes revised C&R's.
- Dave Zawistowski recommended revisiting the east dock improvement issue. Additional interested owners have surfaced who will invest money up front for the project in return for free rent for a limited period of time.

Adjournment

Roger Taillefer motioned to adjourn with second by Donna Koester. Meeting adjourned at 11:51am.