

MRAPPOA Workshop Meeting

Date: April 26, 2014 @ 10:00 AM

Location: Taliiefer Hangar

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

Members Present: Bill Bentley Susan Drago Buddy Gregory
John Drago Joe Miller Dave Zawistowski
Bill Izzard

- 1) **Notice of Meeting:** Proof of notice of meeting confirmed.
- 2) **Prior Minutes:** Waived

The purpose of this meeting was to hold an Informal workshop to continue the discussion of new governing document and to address various comments and concerns submitted by the membership following the March 29th annual board meeting. It was agreed to review all comments, including those submitted past the announced deadline.

The following three members submitted written comments including concerns, suggested changes and grammatical corrections to the proposed documents.

Stephen and Janet Simonneaux
Bill and Dianne Izzard
David and Shirley Houchin

The discussion focused on the key comments and concerns and not technical correction, etc. However, all items were addressed with Doug Stanford making all necessary technical corrections to the latest draft. Discussion of items of importance included:

- Drago only get charged once on general assessments.
- 60 day meeting requirement for ARB responses.
- Rules regarding walking of pets, etc.
- Water plant meeting local, state and federal regulations
- Timing of repair/replacement of member properties after damage from disasters
- Special assessments for non-complying members who do not adequately address disaster repair/replacement.
- Liability insurance requirements.
- Ownership of east dock
- Voting rights of members
- Tax sale of lots and question of association assessments staying with the lots.
- Setting limitations of annual membership assessments.
- Percentage of membership votes required to pass rule changes, etc.
- 25' buffers
- West dock ownership and agreements.
- Third party boat parking at west dock.

- Pet fences
- Registered agents
- Regular association financial audits.
- Timely communications to the membership by the board, particularly in relation to scheduled meetings and minutes of meetings.
- Easier access to documents and records by the membership. Email? Website?

Jason to get with Doug on all the comments. Time is of the essence to get the work done.

Additional items discussed pertained to the Wilcox lots being sold at tax auction which will render the latest proposed dues resolution agreement obsolete. Tim Wing submitted a new draft agreement for discussion. The new draft proposal included

1. Airpark to receive property at runway ends
2. Airpark to receive the recreation lot (cabin)
3. Liens on Wilcox remaining lots after tax sale to be removed.
4. Escrowed funds from lot sale would be returned to Wilcox and Airpark to resume making payments.

Finally, a general discussion of the merits of heading off the tax sale implications by having interested members working a purchase agreement on the lots prior to the tax sale.

Motion to adjourn offered by Roger Taillefer. Seconded by Jim Manus.

Respectfully Submitted,

Jim Manus
Secretary