

June 12, 2018

MT Royal Airpark POA Board Meeting

The 2nd quarter MRAP POA Board Meeting was called to order at 6:08 pm at the home of Monique Glaize.

Board Members Present:

Dave Zawistowski, President
Tom Cacek, Vice President
John Drago, Secretary
Monique Glaize, Treasurer
Bo Brewer
Bob Welsh (by phone)

Residents Present:

Woody & Sandra Miller
Dave Houchin
Joe Miller

Flint Brady (absent)

Minutes:

All members present acknowledged they had received and read minutes of annual board meeting. Motion to accept minutes by Bo Brewer with a second by Tom Cacek resulted in a unanimous approval by those present.

Financial Report:

Mo Glaize gave a financial report. Checking account balance is approximately 75K, reserve approximately 167K and aging receivables approximately 27K.

The AR's included the following:

Gonzalez \$7,105
Halbrook \$8,696
Kennedy \$7,143

It was pointed out that Halbrook was a bankruptcy/tax sale and the remaining balance needed to be written off. Gonzalez was a foreclosure and we should have the money from the sale. Mo is to search and find the misapplication if she can. It was mentioned that the funds could be in the Community Property account though this is doubtful. Bo will search that account. Kennedy is an ongoing foreclosure and those receivables will be growing as we maintain the property up until the sale or completion of the foreclosure. All dues for 2018 have been paid with the exception of one lot owner who has 2 lots. A motion to approve the report was made by Bo Brewer with a second by Dave Zawistowski. Unanimous approval was voted by all the Board.

Pavilion Report:

The Pavilion Report was given by Bo Brewer and Mo Glaize. We currently have \$1,035 in the account as well as \$300 in donations that has not yet been deposited. A discussion of possible ways to increase

funding then brought up. As of this time we are into the building for approximately \$45,000. The next large expense is for the septic system which is expected to cost \$4,500 or more depending on the result of the perk test. Woody Miller pointed out the pavilion played a big part in his decision to purchase the lot he just closed on. This started more discussion on the importance of the completion of the Pavilion. We have had several events held there including the annual POA meeting and the bathrooms and kitchen are not even finished. If we get the septic system we can finish the bathrooms making the Pavilion more useful. Dave Zawistowski motioned with a Tom Cacek 2nd that we vote to spend up to \$6,500 from general funds to complete the cost of the septic system subject to that such a motion does not violate the C&R's. The ground water is so high right now that we would need to wait until October before we can perform a perk test. This would give adequate time to review the C&R's and finish the work we have supplies for currently as well as step up fundraising. The motion passed.

Common Properties:

Bo Brewer spoke to Common Properties. He said everything was in compliance. He reported that the local fire department had tested the fire hydrants and found 3 inoperable and they were in the process of repair. Mike Stamp and Joe Miller were working on the equipment which was experiencing switching or offsetting problems. Mike is researching the equipment and most likely will bring it back up to par. The current issues have no effect on the current performance or quality of water. The equipment is approximately 10 years old and just needs adjustments.

West Dock Report:

Dave Houchin spoke to the ongoing repairs to the West Dock. The decking has all been repaired and there will be work to repair the pilings in the near future and for us to stay tuned.

East Dock Report:

Volunteers had repaired the East Dock and billed a share of the cost to the Estates. The bid by the dock builders had been over 30k. Tim Wing, Dave Zawistowski and a hired hand did the work themselves for under 10% of the bid. We are still waiting on payment from the Estates for reimbursement of half the expenses. Monique Glaze promised to get with the responsible party, either Dave Bailey or Mack Cartin with the Estates and seek payment.

Entrance Maintenance:

Monique brought to our attention that prior to 2017 the Estates had been paying \$541.75 per quarter towards the 28K annually the Airpark pays for lawn maintenance. The quarterly charge had not been paid the last 6 quarters. Also, the \$600 annually paid toward gate maintenance has not been paid. A quick search showed we failed to bill the Estates for the last year and a half. Bo apologized for the oversight saying no one ever told him the agreement with the Estates existed. Monique advised she would bring that to Mack Cartin or Dave Bailey also when going over the dock bill that has gone unpaid.

Questions from those present:

Joe Miller brought up his observation that there is a business being run out of the hangar on lot 13 in violation of the C&R's. It appears there is a boat repair business as well as vehicle repairs going on in the premises. Monique Glaze pointed out that she has seen up to six trucks as well as the workers there

from time to time. Dave Z said he had spoken to Jeff Nation the owner who had promised to tone down the noise. Mr. Nation also advised that he had purchased property nearby with the intent of conducting his business at that location in the near future. He advised Dave he would be back home (he infrequently stays at the residence) over the July 4th week and we could speak to it then. It was agreed that no business operation could be run out of the property. The Board decided to see the outcome of the July 4th meeting and feels we could work with him on a short term basis until he was able to move his operation to the property locally he had purchased.

Tom Cacek questioned the building of a hangar on lot 59 without a house being started. John Drago advised him that according to the builder a house was coming as soon as the completion of the hangar.

It was brought up that there were several cracks in the runway that have reopened after being sealed last summer. This was put on hold with a general statement that we would all be on the lookout of any local pavement jobs going on and ask whoever was overseeing the activity to give us a price to seal the cracks while in the area.

Unfinished Business:

Dave Zawistowski reported on the status of the fence project. The whole process is on hold waiting for the county to complete the pavement of Gates Ferry Rd scheduled for later this year and the Ramona Rd fence repair will also be put off till winter to have a few loose ends fixed.

As there was no further business to discuss Tom Cacek motioned we end the meeting. A second by Bo Brewer was passed by all. The meeting concluded at 7:50pm.

Respectfully,

John Drago, Secretary