

June 3, 2020

MT ROYAL AIRPARK POA BOARD MEETING

The 2nd quarterly Board Meeting of the Airpark Property Owners Association was called to order at 6:05 PM by Tom Cacek, at the Clubhouse Pavilion.

Board Members Present:

Tom Cacek, Vice President

John Drago, Secretary

Monique Glaize, Treasurer

Bob Welsh

Board Members present via phone:

Dave Zawistowski, President

John Butler

Jeff Levine

Membership Present:

Irene Ank

Susan Drago

Steve Simoneaux

MINUTES: A motion to accept the minutes as posted was made by Tom Cacek with a second by Bob Welsh. All members voted in favor of acceptance of the minutes.

FINACNIAL REPORT: The financial report was presented by Monique Glaize and is attached to these minutes. Monique advised that 5 members had not paid the annual dues as of this date. They will be contacted. It was pointed out that approximately \$17,000 of the \$19,600 budgeted for projects had been spent and there were some outstanding bills pending. It was felt that this was in line with the budget and we were half way through the year and should be at or near the expected expenditures year end. The exception was the possibility of the purchase of the sealing truck cost which will be brought up in these minutes under New Business. Mo reminded all present that we have shared expenses between the 2 Boards at Mt Royal and the Estates. The Estates currently owes the Airpark approximately \$2,700 in these shared expenses. She also pointed out that we owe them approximately the same amount on expenses we share with them.

There was some confusion within the Estates Board of the sharing concept and what had been agreed as shared items in the past as the Estates Board Membership had turned over in the last year and the sharing concept was not completely understood. Tom Cacek suggested a meeting between Mo and Susan Chandlee, treasurer of the Estates, as well as Jason Sheffield who was instrumental in the expense breakdown on the common shared expenses of both organizations.

COMMITTEES:

COMMON PROPERTIES: Steve Simoneaux, Common Property Board Member, reported that he is taking over the position as treasurer of the Common Property Association soon and will be able to provide regular reports on the financial condition of that Association.

ARCHITECTURAL COMMITTEE: Bob Welsh advised there are 4 projects in the committee at this time and all is well. There is some concern on 3 of the projects, one of which has been completed for over 2 years

regarding the delay in landscaping completion. Bob has promised to approach the owner and reach a timing conclusion and report back at the next Board Meeting.

DOCK COMMITTEE: Steve Simoneaux reported that the 4 member Dock Committee met 10 days ago and is currently working out an agreement that both the Airpark and Estates can live with. Their committee is working through some fine issues and should have something to present to both boards soon.

PAVILLION COMMITTEE: Tom Cacek pointed out the ceiling insulation spray that we could all see from our seats at the Board Meeting. The cooking roof overhang approved at the December '19 meeting is still outstanding but is still on track to complete this year as proposed.

OLD BUSINESS: Mo reported the cost of the fence was \$8,450 the amount proposed however, the cost of the materials was somewhat higher than initially thought. Also, there is some additional work that John Spell has promised to do which will run approximately \$500.

Dave Zawistowski reminded us that Dan Lyles, owner of lot 78 had promised to pay for 1200 ft of the fence once installed. The cost of 1200 ft was computed to be \$2,982 by Tom Cacek. Monique promised to put together some cost numbers and provide to Dave Z who will contact Dan Lyles and thank and collect the funds promised.

NEW BUSINESS: Dave Zawistowski was able to purchase a sealing truck for approximately \$6,400 from the estate of a road contractor who no longer had a need for the equipment. In previous meetings the great expense and need of just such a piece of equipment had come up often and Dave had the opportunity to acquire it at a great price. As Dave is out of town now we agreed to all meet with him on his return to discuss and possibly purchase the sealer. This will be something we can use to reduce expenses for road and runway maintenance for many years into the future.

As there was no further business a motion was made by John Drago to adjourn the meeting at 7:05PM with a second by Bob Welsh. All voted in favor of adjournment was passed.

Respectfully,

John Drago

Secretary