

December 9, 2020

#### MT ROYAL AIRPARK POA BOARD MEETING

The 4<sup>th</sup> quarterly Board Meeting of the Airpark Property Owners Association was called to order at 6:00 pm by Tom Cacek Vice-President, at the Airpark Pavilion. Board Members present at the Pavilion were Tom Cacek and Monique Glaize, by phone John Butler, Bob Welsh, Jeff Levine and Dave Zawistowski. No Airpark members were present. Tom recessed the meeting until 6 pm the next day at the request of the Secretary, John Drago, who was unable to attend because of a prior commitment.

The Meeting was reconvened at 6 pm December 10<sup>th</sup> as follows:

**Board Members Present:**

Dave Zawistowski, President (teleconference)

Tom Cacek, Vice President

John Drago, Secretary

Monique Glaize, Treasurer

Bob Welsh

Jeff Levine

John Butler

**General Members Present:**

Steve Simoneaux

Tim Wing

**MINUTES:** A motion was made by Tom Cacek with a 2<sup>nd</sup> by Jeff Levine that we dispense with the reading of the minutes as all had read and minutes and they were posted on the Airpark Website. Motion carried.

**FINANCIAL REPORT:** A lengthy Financial Report as well as a proposed budget for 2021 was presented by Treasurer Monique Glaize. The expenditures for 2020 are projected to be about \$3,800 over budget for the year. Monique went over line items and all agreed and thanked Monique for the good job. Income was in line however 3 members had not paid their dues for the year. Liens were discussed however at the request of John Drago, who volunteered to call the late payers, that step was put off until the next meeting. Reserves all had been property funded and will be increased by the annual amount in the next 30 days. Projects discussed for funding this year included flooring and ceiling tile in the Pavilion as well as the overhang to protect the cooking area on the southwest side of the building. The amount to complete these projects was limited to \$15,000. Additionally the accounting entry for the purchase of the road/runway sealing truck was discussed and Monique is to get with Susan Drago to discuss how we want to line item that expenditure in our accounting records. A hard copy of the Operating Statement, P&L and 2021 budget are in the Secretary File.

**COMMON PROPERTIES REPORT:** This report was given by Steve Simoneaux who reported \$66,000 in reserve as well as \$14,000 in the general account. The reserve account is funded by \$12,000 annually, \$8,000 from the Airpark Assoc and \$4,000 from the Estate Association. The long range plan was originally to stop the billing of the 2 Associations once the reserves reached \$80,000. An assessment of the condition of the water plant and replacement equipment costs will be made at that time to determine if the reserves are adequate. We have been fortunate to have Steve and Mike Stamp who

have been making minor repairs to the water plant saving the Common Properties significant amounts in its operation. Steve reported that the company that provides the billing and water test monitoring of the Water Plant has raised its fees from \$625 to \$725 quarterly.

**ARCHITECTURAL REVIEW:** This report was given by Bob Welch who reported there are currently 4 sets of proposed building plans that have been approved by the committee. There is a lot of activity on the building front and there have been no homes for sale in the Airpark for the last 12 months.

John Drago proposed the consideration of allowing both metal hangar doors and utility out buildings which are both currently forbidden in the Airpark C&R's. John felt that metal hangar doors would be less susceptible to cracking and repairs and the lower weight would allow smaller motors to raise and lower the doors. In addition the cost savings of the material would help lower the expense of the build. The objection was that the shiny metal looked cheap and commercial. In addition the same type of sentiment crossed over into the out buildings. Type of materials for an out building would need to be of similar construction as the residence, allowable locations of the buildings, size of structure etc. The topic was tabled to be brought up at a later date when we could think more about it and come up with more restrictions to make the possibility of either almost impossible. Stay tuned for further developments at a future meeting.

#### **NEW BUSINESS:**

Tom Cacek brought up the conception of universal lot mowing that would put the Association in charge of seeing that the grounds were cut in a regular harmonious way. This would give the Airpark a better appearance as all lots would be cut regularly and there would not be some lots maintained regularly while others were not maintained in compliance with the C&R's. John Drago stated that when he previously sent out "cut your grass" letters when directed by the Board. Some owners on receiving the letters were telling him they had a contract and paid monthly year around payment for lawn service. They were not here to see that their provider was billing and not cutting. Some felt a universal cutter with the dues increased to those members requiring lawn service would solve these problems. John advised this might lead to more conflict and require policing on the part of the individual in charge of overseeing this operation as well as accounting, collection and billing service issues. The subject was abandoned to a future meeting when all had had more time to think about it.

Tom Cacek had been approached about a problem with a resident speeding in the neighborhood. This resident was not just speeding but driving in a dangerous manor. When Tom approached this resident the reception was one of denial and he was told he had no care for these people. The decision was made to watch the development of this situation and it continued to look for stronger ways to address the issue.

Tom Cacek presented the welcome letter he had written to be sent to all new property owners providing informative information needed when moving into our community.

**NOMINATION COMMITTEE:** Tom Cacek, John Butler and Susan Drago were appointed as the nominating committee to search for Airpark Members interested in running for the Board. The terms of Monique Glaize and John Drago are up at the end of the Annual meeting in March 2021. This is a 3 year term and those interested in serving are asked to contact any of the three in the nominating committee.

ANNUAL MEETING: The annual MRAP POA Meeting date was set for March 27, 2021 at 11:00 am with a Pizza lunch for all present at the conclusion of the meeting.

As there was no further business a motion to adjourn the meeting was made by John Drago with a 2<sup>nd</sup> by Bob Welsh. The motion passed and the meeting was adjourned at 8:11 pm.

Respectfully,

John Drago  
Secretary