

## BLAPOA Annual Meeting Minutes

January 6, 2018

Meeting called to order at 10:08am

Present: Jeff M (BLAPOA Pres) Chaz M (Member at large), Mark L (Treasurer) & Robin L, Rod G (Secretary) call-in, Teri L, Mack M (proxy vote), Kerry G representing Roger G (proxy vote), Brandon H, Marty & Elizabeth N, Roger & Kathy F, John T, Jeff & Gwen K, John & Rose D, Rocky B, Mark M, Randy & Sarah B, Dickie T, Christina S

- ✓ Reading of the minutes from last year– by Jeff M. Meeting minutes are accepted.
- ✓ Treasurer report – presented by Mark L; BLAPOA beginning balance is \$38740.79. We spent \$503 last year. Teri L and Randy B audited the account. Proposed budget; BLAPOA expected income for 2018 is \$9900. Estimated expenses for 2018 are \$18,200.

### Year in Review:

- ✓ Mark L got estimates from RPC and Barnhill Construction to replace or repair Happy Landing. The estimates were \$100,000 to replace and \$15,850 to repair. The estimates were sent out to all the BLAPOA members for review in November, before the board meeting. The only comments received were positive for the repair option. The road repair contract with RPC was signed in December and RPC will start work as soon as it “warms up”.
- ✓ Roger F – questioned the quotes for road repair work to be performed. Jeff M explained that there were two different quotes received for repair work. Based on the two quotes received, the BOD selected one Contractor to do the work. He also explained that the road/taxiway was constructed incorrectly and for over 15 years, parts of the road have been sinking. Due to the high cost of a complete road repair/paving, the BOD decided to repair the worst parts of the road first, with the correct foundation material, to ensure the road remains safe for vehicular and airplane traffic.
- ✓ Roger F took an action item to get quotes to seal the cracks in the pavement.
- ✓ Mark M said if you do not have a solid road foundation the road will just keep sinking.
- ✓ Christina S asked if BLAPOA can get a financing option for the major roadwork. Mark L mentioned that typically a special assessment is done which in this case would be over \$3000 for each property owner.
- ✓ Elizabeth N wanted to know about the road in front of 162 Happy landing drive. Jeff M offered to talk to RPC while they are repairing the road to see what can be done. RogerF also offered to look into a DIY option to hold the small pieces of asphalt together. Chaz M will purchase a culvert pipe if they need to replace the old one when they repair the road. If they don't need it, Chaz will use it on his lot.
- ✓ Jeff M mentioned that everyone has been doing a great job keeping their properties maintained. Mark L has been sending reminders to keep the grass lots cut.
- ✓ A very successful culvert clearing work party day in October was conducted. A team of 11 volunteers showed up. Lunch was provided. Great job.
- ✓ Gate – Jeff M. has been oiling the rollers, but would like to set up an annual gate maintenance schedule. BOD will send out an email in April.
- ✓ Briefly discussed Requisite Board of Directors (BOD) meetings held in January and November of last year. BOD meetings were also held with the lawyers representing the BLAPOA, to provide information and evidence to the lawyers regarding the on-going Covenant related lawsuit. These meetings with the lawyers did not include one BOD

member (Marty N), since this would have been a conflict of interest for the Marty N and BLAPOA.

- ✓ The BOD approved 2 house / hangar plans; 107 Brady Loop and 102 Aviator drive. 102 Aviator drive was completed summer of 2017. Construction of house and hangar at 107 Brady Loop will start in January 2018. Construction of a new hangar at 144 Happy Landing drive was started in September 2017.
- ✓ There was some discussion on the Marty and Elizabeth N Lawsuit against BLAPOA. Chaz M mentioned that it's a "legal, not financial issue." BLAPOA is moving forward to the next phase since mediation fell through. It is now up to the judge to interpret our Covenants and render a decision. Elizabeth N brought up the lawsuit they have against BLAPOA. Mark L said that we needed to end this discussion as our attorney had advised us not to discuss the case. Jeff M assured the property owners that it's now up to judge and it's not a financial burden to the BLAPOA property owner's to defend the Covenants. Insurance is paying for BLAPOA lawyer.
- ✓ It was mentioned that all the BLAPOA must keep their siding on houses and hangars free of algae. Also, cleaning the roof shingles extends the roof shingle life. Mark M recommended zinc stripe on top edge of roof. Rain washes over the zinc and keeps the shingles clear of algae.
- ✓ Reminder, Keep ditches clean.

#### Community events/suggestions:

- ✓ Upcoming luncheon at Suffolk Airport, or Ocracoke,
- ✓ April 4 -9<sup>th</sup> Sun n Fun,
- ✓ mid-summer BBQ in front of Jeff's hangar.
- ✓ Kids flying – free flight.
- ✓ Also Any input/suggestions from the community?.
- ✓ Sarah B would like to be able to contact all neighbors for events.
- ✓ Rose D wanted everyone's contact information. Robin L. pointed out that there needs to be approval before giving out the BLAPOA mailing/phone listing. BLAPOA has website and a Facebook page that can be used for communication. In addition, the Board can send notices out to BLAPOA members.
- ✓ Jeff M recommended putting some of the BLAPOA saving into a bond, mutual fund, CD's? Mark M suggested that a 5 year CD's are good right now. Mark L will look into it and provide feedback at the next BOD meeting.

#### Elections:

- ✓ We were unable to hold the election due to not enough owners at the meeting. There were 18 voting properties represented at the annual meeting. However, there needs to be 75% of the owner population present, which equates to 25 property owners voting. So, per the by-laws, a voting-centric meeting was rescheduled for February 3 at 10am.
- ✓ Jeff M will contact (phone and email) people for proxy before the meeting.
- ✓ A list of potential board nominees, for the upcoming 2-year period, was gathered.

Reminder: to be eligible for election as a BOD member, an individual must be “in good standing” with BLAPOA. Interested parties are:

Robin L (past President)  
Roger F  
Randy B  
Jeff M (Current President)  
Rod G (Current Secretary)  
Chaz M (Current Member at Large)  
Mark L (Current Treasurer)

- ✓ A suggestion by Rod G.: Since only 5 people can be elected to the BOD, perhaps those NOT elected might serve as ARC committee members.

Open discussion:

- ✓ John T asked if Deborah B is still exempt. Mark L will look into it. If not, she owes BLAPOA dues.
- ✓ Roger F wants to “only have board members that live here full time.” Chaz M responded that all BLAPOA members have the option to only vote for those people if you want to be on the Board.” Rod G said “living here full-time has nothing to do with being allowed to be on the BOD. Further, he stated that although he doesn’t live here full-time, he has as much invested in BLAPOA as Roger F. Rod G used the analogy that the BOD does not discriminate against its members to only include pilots and aircraft owners, even though this is an Airpark. The only requirement is that you are a land-owner, in good standing, and be elected.
- ✓ Elizabeth N says she does not like 2 people from one household being on the board. That is currently not the case. No further information was provided.
- ✓ Roger F mentioned that people have been using the airport access gate to get to the FBO, using a bicycle or golf cart. That is against the rules as listed in the Covenants. It was acknowledged that this was done by two airport employees, who have full access to airport property. Although not specifically prohibited by the current easement on file (book 1310 pg 604-609, this portage procedure will stop immediately, to keep the Airpark in good standing with the concerned parties.
- ✓ Dues are due – Mail to Brady Landing Airpark, PO Box 141, Maple, NC 27956 or drop it off at Mark L house.
- ✓ If someone sees a “for sale” sign on Mark M’s property, let Mark know about it. It’s not supposed to be there. *Mark M is also looking for another plane.*

11:33 am meeting adjourned.

Seconded by Chaz M and Randy B

Submitted by Robin L and Jeff M

Reviewed by Rod G and Chaz M and Mark L