

## **BLA POA Annual Meeting minutes, January 21, 2017**

The meeting was held in Richard T.'s hangar on Happy Landing Drive.

1. The meeting began at 1002 (local), after being "called to order" by Jeff M.
2. All Board members were introduced to the audience of BLA POA members and their "new" positions. (The positions were identified on the Annual meeting notice sent on January 4, 2017)
3. Rod G. read the minutes from the annual meeting held on January 2016. He also read the meeting minutes from an official Board of Directors meeting held on 1 January 2017. Both documents were "accepted" by the BLA POA membership and seconded by Chaz M. and Jeff M.
4. Cindy M. queried the BOD as to "why" the annual meeting was not being held at the same location as last year? The board agreed in order to save money, and to keep the meeting to a reasonable length of time, the Airpark location was selected. This is in accordance with paragraph 2.2 of the Bylaws.
5. The Financial Report for the BLA POA was read by Mark L. This information included what was actually spent in 2016, and a proposed budget of \$3000.00 for 2017.
6. Jeff reminded the pilots taxiing through the gate that they are required to pay the county a \$120 annual fee.
7. Mack M. brought up the possibility of raising the annual dues for all members of the BLA POA. Although a specific \$\$ figure was not discussed, he did cite the cost of replacing the roadways in the Airpark, and whether or not there would be sufficient funds in the financial reserves to do so. Jeff M. stated that the BOD is looking at alternative repair methods for the future rather than complete replacement. This approach will keep our expenses down, instead of raising annual HOA dues.
8. John T. brought up the fact that "we don't own" the Taxiways in the Airpark, and that this matter needs to be resolved through coordinated BOD action. It was agreed upon that the BOD would pursue this matter to closure in 2017.
9. John T. mentioned the fact that he is finding construction nails on the roads/taxiways in the Airpark, on a regular basis. A discussion regarding Builder responsibility for ensuring their construction debris is properly disposed of ensued. The board will be in constant contact with the builders during construction to insure no damage or debris left on the taxiways.
10. A general discussion regarding "what you can build" in the Airpark took place. The discussion reinforced that the Covenants take precedence over all building application approvals, granted or denied by the BOD. And that the final approval is by the county.

11. The BOD briefly discussed the on-going lawsuit against the BLA POA regarding the challenge to the House, Hangar and Garage building noted in the Covenants. This discussion was kept to a minimum, per legal counsel recommendation. Further, the BLA POA members were informed that final adjudication of the matter could not be expected until late spring/early summer.
12. A “Broadband-in-the-Airpark” discussion was initiated, to explore the possibility of bringing this MediaCom product to the Airpark. The board will look into this.
13. Jeff M. and Chaz M. brought up the issue of POA members maintaining their property in accordance with HOA guidelines, the AAOG, and the Covenants, to ensure the Airpark is well-kept. Examples of concern included mold cleaning on houses, ditch maintenance, tree trimming. Jeff M. suggested a potential future working party to fix fences and bush-hog the ditches. The board will send out an email in late summer.
14. A recommendation to write a letter to Tom B, requesting removal of trees and shrubs along the road in front of his property that are overgrown. The board will look into this.
15. A discussion regarding the AAOG took place. A process for updating the document and individual POA member participation in the update of the document was discussed. A suggestion to update the AAOG over the next several months. An email will be sent to all POA members asking for their suggestions.

Meeting adjourned at 13:25

Respectfully submitted,

Rod G.  
BLA POA Secretary