

Rusty Allen Airport Property Owners' Association
Discussion Meeting Minutes
Piasecki Hangar
October 17, 2009

Attendees: (Quorum Not Present)

Jim Awalt, President
Rich Piasecki, Vice-President
7 members and guests

Call to Order

The meeting was called to order at 10:30 AM by current President Jim Awalt. Jim acknowledged that a quorum is not present and as a result the meeting will be conducted as an open discussion.

Treasurer's Report (Mr. Chatelain)

No treasurer's report was available. Mr. Awalt reported that only three property owners are not current on their dues payments:

Ricky Don Like (leins filed on two of three lots)
David Isenberger
Jim Fellers

Other than the Like properties which have carried leins for a long time, the collections due amount to about \$500.

Discussion ensued on the course of action to take for these outstanding amounts. It was agreed that, per the requirements of the Bylaws, the POA should send a notice of lein to the members with outstanding dues.

Further discussion ensued on billing for Mr. Like's third lot, filing an additional lein on the third lot, and beginning foreclosure proceedings on all three lots.

Review of Minutes

There was no review of previous minutes at this discussion meeting.

Old Business

There was no old business covered in this discussion meeting.

New Business

- 1) Mr. Awalt acknowledged the fine work headed by Mr. Piasecki on the covered kiosk and display boards. Mr. Piasecki has proposed also moving the parking collections box into the kiosk and add signage so designating. At the next meeting, the Board should appropriate funds for the work and new signage. There was general agreement that this change should also be made.
- 2) Board Members. Mr. Anderson has resigned from the Board as a result of the sale of his remaining properties at the airport. The remaining Board members have agreed to carry on with the duties of the Board without nominating another Board member until the next General Membership Meeting in March. The Bylaws require a minimum of three Board members to conduct business, which is fulfilled by the remaining four Board representatives. The positions for Mr. Anderson and Mr. Awalt will be open at the next General Meeting.
- 3) General Membership Meeting Date. Discussion ensued on the choice of a meeting date for the General Membership Meeting. The decision was made to set the date as March 20, 2010.
- 4) Dues for 2010. As a result of the agreement executed with the City, the POA is obligated to the City for \$20,000. Mr. Awalt proposed a fee per lot of \$285 for 2010. Discussion ensued on the effect of pending combining of lots on the dues needed from the remaining lots. Mr. Piasecki described an allocation of income and expenses which would cover the expenses with \$250 per lot dues and collection of dues from tenant aircraft.
- 5) Collections from tenant aircraft. Discussion ensued on collection of dues from tenant aircraft in hangars owned by POA members as required by the Bylaws.

Adjournment

The discussion session concluded at about 11:30 AM.

Respectfully submitted,

Kris Dehnel, Secretary

Rusty Allen Airport Property Owners' Association Board of Directors