**Brady Landing Airpark**

General Membership Meeting

An Annual Meeting of the Brady Landing Airpark POA was held on Saturday, January 25, 2025. The meeting was held at the College of the Albemarle, Room 104.

Directors Present: Chaz Mott, President; Bob Williams, Secretary; Marylou Jones, Treasurer; Jesse Bean, Member at Large and Randy Baxter, Member at Large.

The Secretary declared the meeting open at 10:11AM. After counting attendees and proxies, the Secretary declared a quorum of 31 members present for the meeting.

**Meeting Minutes for Annual Meeting, February 24, 2024 –** Chaz Mott discussed these minutes and asked for a motion to vote for approval. A motion was made, seconded and a vote taken to approve. A copy of the minutes is available on the BLA website.

**Opening Remarks –** Chaz Mott

Chaz provided an update on usage of the new mailboxes on Sky Vista Drive and noted that all mailboxes that are located on Happy Landing Drive near the Maple Road corner will be removed. The boxes will in some cases be donated to the USPS for onward donation to elderly citizens who need them. All other mailboxes will be returned to the address listed on the box. For those boxes not owned by BLA members, existing boxes can be re-located onto Maple Road, discussed with Colleen of USPS.

Chaz also noted that the Mediacom project should be very close to completion. We are told that the installation on BLA property has been completed and is now being connected to the wider Mediacom network.

Lastly, Chaz noted the thanks of all the Board members to Kerry Grant for her work on the Mediacom project, to Mark Leuzinger and a group of residents who helped with the purchase and installation of the new mailboxes and thanks to John Tipton, John Duncan and John Parker for their work on the By Laws analysis and amendment drafting. He also thanked a number of residents who came together this past October to do trimming along Aviator Drive.

**By Law Amendments –** Bob Williams, John Tipton and John Duncan

Bob explained the Board’s review of BLA By Laws during 2024 and a review conducted by legal counsel at the Board’s request. The results of that review indicated inconsistencies with our Covenants, shortcomings relative to the North Carolina Planned Community Act statute and limitations on the ability of members of the community to be engaged with BLA standards and practices. These results encouraged the Board to create a committee to research and draft amendments to existing By Laws and, through these amendments, to create a set of By Laws that met current standards of law and practice.

John Duncan and John Tipton presented a lengthy summary of the amendments using the room’s projector and large screen, explained the purpose and drafting of these amendments and took questions. After approximately 40 minutes’ discussion, a vote was taken to approve the new By Laws with one change, relating to making clearer the procedures to review and reconcile votes in instances when multiple votes are received from a single lot. Current and amended By Laws allow only one vote per lot.

As part of last year’s February meeting minutes, the following notation was made:

*“The possibility of introducing electronic voting was raised by multiple attendees. The Board will explore this means of member voting in order to improve overall access to voting, reduce reliance on proxies and improve the likelihood of achieving higher member participation in the voting process.”*

The revised By Laws now incorporate the ability to employ electronic voting and the Board and By Law committee will review the best options available to support this capability.

After this extended discussion, a motion for a vote was made, then seconded and the proposed By Law changes were approved as follows: Vote Count 31 Properties - Yes 24 - No 6 - Abstained 1 - 77.4%, thereby meeting the necessary 75% approval standard for this measure. The approved drafting will now be reviewed by counsel to ensure compliance with applicable law. Once completed, these By Laws will be published on the website, will be distributed to all residents and will become effective at that date.

**Annual Budget** – Marylou Jones

Marylou presented the proposed annual budget for 2025 and reported that the accounts had been audited by John Tipton and Robin Leuzinger. Marylou noted that, at present budget trends, the POA will run out of cash in a number of months and will be at that point essentially bankrupt. In order to address that outcome, the budget anticipates an increase of $500. to annual dues for each lot. This amount will be due on June 30, 2025, while the existing dues of $300. are due by the end of this month, January 31. In future years beginning 2026, dues will be payable each January 1. This proposed budget and payment schedule was discussed at length and is intended to respond to a number of questions and suggestions.

Marylou described the fact that, having had no increase in dues and not having entertained any assessments over many years, we have under-invested in our infrastructure, which now needs considerable work, particularly the Happy Landing Drive roadway. It was agreed that the community needs to plan for future needs and accumulate cash to cover those needs because, at the moment, we have no funds to repair even minor damage of the roadway. The new budget will allow us to accumulate those funds over time, schedule needed repairs and, in the process, protect the property values of all homeowners in the community.

Following discussion, a motion to approve was made, was seconded and a vote was taken as follows: Vote Count 31 Properties - Yes 19 - No 11 - Abstained 1 – passed with 61.2% of the vote.

Marylou also discussed the County fees, which are increasing from $120 to $240 per year. The County has not raised its airport rates for more than 30 years, so the County Commissioners voted to make this increase effective in the current fiscal year. The airport manager has allowed us to pay this amount in two installments: $120. due on January 31, 2025 for the period January 1 to June 30, 2025, then $240. on June 30, 2025 for the County fiscal year July 1 to June 30, 2026. Payments will then be required every year in June in the amount of $240. Residents are to pay this County fee to Brady Landing Airpark and the Treasurer will then remit those funds to the County, just as in past years.

**Special Assessment –** Randy Baxter

Randy addressed the need to conduct immediate repairs along a section of Happy Landing Drive adjacent to Dickie Todd’s property and down to the gate access taxiway. A large sinkhole appeared this past autumn and was repaired by residents. However the roadway continues to sink due to base layer deterioration and will, in the near future, possibly become impassable. This will impact not only vehicles and aircraft but also community vehicle access and, ultimately even property values. A committee was formed during 2024 to request and review quotes from various paving contractors and Randy presented the results of those quotes.

The least expensive bid received was from A.J. and Sons in the amount of $19,000. This quote also includes 6’ shoulder feathering which is vital to avoid undercarriage damage to vehicles or aircraft. We have no funds to cover this cost and therefore the Board must recommend a special assessment.

A number of questions and suggestions were discussed relating to this assessment and it was the consensus view that this expense was necessary but that the actual assessment can be paid by residents between now and March 31, 2025. This timing expects that the actual work will take place in early Spring. After discussion, a motion was made to approve the assessment, was seconded and a vote was taken as follows: Vote Count 31 Properties - Yes 19 - No 11 - Abstained 1 – passed with 61.2% of the vote.

There being no other business, Chaz Mott thanked all attendees for their attendance and engagement in working with the Board in reviewing these important matters. The meeting was adjourned at 12:01PM.

Note: Following the meeting, we noted that one additional proxy arrived by email after the start of meeting. This proxy was not personally signed and is not included in the above vote counts. However, if that proxy were determined to be valid, we have recalculated the votes and find that it would not change any of the above voting outcomes.

Respectfully Submitted, Bob Williams