

January 17, 2026 Annual Meeting Minutes:

The latest Brady Landing Airpark POA annual meeting was held on January 17th, 2026 at 10AM in Room 104, College of the Albemarle. Seven members of the community attended. The meeting was called to order at 10:04AM EST. The primary purpose of the meeting was to discuss the 2026 budget and the Treasurer's report covering fiscal 2025.

Marylou Jones, Treasurer, submitted the budget for discussion and reported on financial inflows and outflows during the year. In addition, Marylou discussed the following matters:

- In order to fund the emergency repairs to Happy Landing Drive, a special assessment of \$19,425. was implemented, with the actual repairs being completed on time and on budget.
- We know that additional taxiway repairs will be required in future years, some of which are identified as being necessary in the near future, so dues were increased in 2025 to fund a Capital Reserve fund that would allow us to make necessary repairs and thus protect the ongoing value of the community.
- Capital Reserve amounts at 1/1/26 total \$12,861 in the taxiway fund and \$2,000 in the gate fund; these balances will be increased each year for purposes of covering the costs of future repairs and replacements in our infrastructure
- Ongoing administrative costs in 2025, including community liability insurance, website maintenances, common area mowing and legal fees were slightly below budget
- In 2026, we are soliciting a quote from PPL Landscaping to rehabilitate and simplify the landscaping at the Maple Road entrance area, including the clearing of brush and limbs in the swales in that general area; we have also asked PPL to quote on continuing their current common area mowing and entrance area maintenance
- The Board is in the process of obtaining quotes from paving contractors to provide crack sealing and area specific roadway repairs, similar to the work done along the Southern end of Happy Landing Drive; this work will be undertaken over time as funds allow and as requirements determine
- The Board is planning to build a suitable roof covering for the mailboxes on Sky Vista Drive, with the work to be performed by members of the community and cost of materials to be covered by POA funds, expected to be less than \$1,000

The overall financial position and cash balance of the community is now stronger than in recent years, with the Board's major budget priority focused on building a capital reserve for infrastructure maintenance, a process that is now well underway. The Board feels that, despite known taxiway repair needs, there is no need for a second special assessment this year, given our ability through last year's dues increase to now gradually build a reserve to cover necessary capital improvements.

Marylou discussed summary financial information as we begin 2026 as follows:

A discussion was held concerning airport access gate maintenance and parts availability. The replacement of the remote-control system has worked as intended and future maintenance work is expected to be gate rollers and related hardware, which is not expected to be a material expense as major parts are already in hand.

The Board reminded those attending that Election Buddy voting emails will be sent this coming Wednesday to all residents who are in good standing. This vote is being held for the purpose of approving the 2026 budget, sent previously but also attached below for your convenience.