

Date: January 18, 2020 12:30pm

Location: Aviation College, RM ____

Annual BLAPOA Meeting:

12:40 meeting called to order by BLAPOA President Randy Baxter

Meeting Minutes from last year of 17 August 2019, Read by BLAPOA Secretary Jim Stanton

Motion to approve: Kerry Grant

Second motion to approve: John Tipton

Reports of officers:

Treasurer Roger Feiock read the 2019 budget

Treasurer Roger Feiock requested property owners to use Round Up to help maintain the edges of the roads

Treasurer Roger Feiock proposed to keep the HOA dues at \$300 yearly

Treasurer Roger Feiock said that ½ the road is done, but other half still needs to be done in a couple more years – seal coat it

President Randy Baxter said the part of the road not seal coated had the cracks filled in

Treasurer Roger Feiock stated that we must stay on top of the roads

Motion to approve 2019 budget: John Tipton

Second motion to approve 2019 budget: Jason Rigler

Old Business:

President Randy Baxter stated: The Nowak lawsuit went through arbitration and it is close to being resolved and should be done shortly.

New business:

- ARC for next board – New board will appoint the new ARC. President Randy Baxter goes over what the ARC is to do after Samantha Williamson asked about it. Board has final approval.
- John Tipton asked about ARC can you be on the ARC and on the board?
 - o Robin Leuzinger said that 1 person on either the board or the ARC not 2 from 1 household. 1 per lot.
 - o Single lot cannot have both members represented on the lot and BOD, no more than 1 representation lot on BOD and/or ARC.
- **Motion to accept: did not catch who said**
 - Vote: No's won for 2 people from a lot being on BOD and ARC

Airpark Safety Sheet was handed out by President Randy Baxter

UPS was given the sheet by President Randy Baxter

Samantha Williamson asked for all children under 18 yrs old go over safety – show them a plane, etc so they understand – every quarter. Maybe an orientation. Kerry Grant says there could be a liability issue. The parents should be responsible for this.

President Randy Baxter and MAL Chaz Mott respond that instead of it being part of the BOD's responsibility the parents should go to the airport.

Robin Leuzinger said that Gary Ambrose is looking to give flights in spring. MAL Chaz Mott said EAA can sponsor this. Chaz Mott discusses with Samantha Williamson about flying with children.

President Randy Baxter– the BOD could check with the airport and let the community know. The BOD would be the communicator.

President Randy Baxter asks if there is any other business that anyone wishes to discuss? Sarah Baxter said she thinks it would be nice to introduce the new people in the neighborhood.

New property owners introduce themselves:

John and Ruth Duncan in March will be here full time

Adam Ecacmaint and Bob Williams– 174 Happy Landing – LLC - building as a getaway

Rea and MaryLou Jones – 151 Happy Landing, looking to build

Christa Tipton asked about paperwork for both attorney fees that Samantha Williamson couldn't find. But Samantha Williamson has found them.

Election for new Board members (MAL Chaz Mott hands out the ballots)

Everyone who has their name on the ballot speak and gives a little bio. Elizabeth Nowak was not present but was called and did not have anything to say.

Monica Thibodeau and Samantha Williamson count the ballots.

At 1:45pm the ballots were read by President Randy Baxter:

Bob Kraniak:

Chaz Mott:

Rod Guilmain:

Roger Gwinn:

Elizabeth Nowak: #4

Jason Rigler: #3

John Tipton: #2

David Anderson: #1

Jesse Bean: #5

Write In:

None

President Randy Baxter explains that the new board will be choosing a new ARC and requests anyone interested to please state their name

ARC volunteers:

Chaz Mott

Kerry Grant

Samantha Williamson

Bob Williams of 174 Happy Landing – requested to have the old ARC finish with the plans they have submitted. Robin Leuzinger stated that the documents just went out today so it is new business. Question of tree removal, can 174 Happy Landing start? A discussion regarding tree removal. Christa Tipton states that you don't need approval when building, but it is pointed out by a few people that according to the covenants you can only remove a certain size tree and only when it needs to be removed due to building. So it is not decided until a site plan is submitted and ultimately approved.

Roger Gwinn said only if safety is an issue can you remove a tree.

1:45pm annual meeting

Motion to adjourn – John Tipton

Second: Jason Rigler