

The annual meeting of Brady Landing Air Park Property Owners Association

Meeting Minutes

January 19, 2019

Opening

The annual meeting of Brady Landing Air Park Property Owners Association was called to order at 10:15 on January 19, 2019 in the conference room of the College of The Albemarle by BLAPOA BOD President, Randy Baxter.

Present:

15 of 35 (1 proxy) BLAPOA eligible lot votes - for a 43% presence to vote. Quorum for voting required: 75%

Baxter, Randy & Sarah (Randy-President)	Duncan, John & Rose
Feiock, Roger & Cathi - 2 lots (Roger-Treasurer)	Grant, Kerry
Gwinn, Roger	Harrell, Brandon
Keene, Jeff & Gwen	Krainiak, Bob
Leuzinger, Mark & Robin	Morgan, Mark
Mott, Charles (Member at large)	Schue Gary proxy via John Tipton
Stanton, James (Secretary)	Tipton, John

Approval of Minutes

The minutes of the previous meeting on June 5, 2018 were unanimously approved as read by James Stanton.

Budget

Treasurers report for 2018: The inflows were \$10,018.00; the outflows were \$6,531 with a balance of \$51,523.50 in addition to a \$5,000 CD. The total funds for BLAPOA are \$56,523.50. Treasurer audit performed by Robin Leuzinger and John Tipton and accepted.

The proposed 2019 Budget was reviewed for the benefit of those that took the time to attend the annual meeting. A vote of members present was taken pending review of Bylaw quorum rules. All 15 voting members approved the proposed 2019 Budget.

2019 BUDGET

BRADY LANDING AIR PARK PROPERTY OWNER ASSOCIATION, INC.

Category Description	Amount
BALANCE	
Checking	\$51,523.50
CD 12 Month @ 2.5%	\$5,000.00
INCOME	
Association Dues (35 owners)	<u>\$10,500.00</u>
BALANCE	\$67,023.50
EXPENSES	
2nd CD savings	\$(5,000.00)
Attorney	\$(1,000.00)
BLA Fence Repair (Marion's)	\$(500.00)
Gate repair	\$(500.00)
Insurance	\$(500.00)
Meeting space	\$(30.00)
Miscellaneous expense	\$(500.00)
Road repair	\$(28,000.00) (nothing paid last year + culvert replacement, crack seal all)
USPS PO Box postage	<u>\$(100.00)</u>
TOTAL EXPENSES	\$(36,130.00)

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BLAPOA 2018 Events

There was road repair discussion last year and Roger Feiock obtained 5 bids initially to look at maintaining Happy Landing. The final quote ended up being \$25,700 for 65,000 SF of Happy Landing, by A Parking Lot Maintenance. The previous RCP quote was 1300 SF of repair for \$15,800. In June 2018, we signed a contract with A Parking Lot Maintenance.

Roger and Randy got 2 tons of ABC stone to repair the corners of Jordan way and Sky Vista due to the ongoing construction with trucks and vehicles making ruts at the corners. Lot mowing has been an issue in 2018 (lot owners need to mow or contract to have mowing done at least once a month). One lot is a developer family lot who is not within our CCR restrictions. Currituck County issued a code violation at 110 Aviation Drive. As of a couple of days ago, the lot has been mowed. Rehabilitation began on the BLA fence in front of Henry's lot. About 4-500 feet has been completed (3500#s of concrete to stabilize posts). The BLA mailbox station was modified for appearance (6x6 posts with caps) to match the BLA entrance sign at Happy Landing that Jim and Cindy painted.

Three meetings were held throughout the year with the BLA BOD attorney to discuss the ongoing lawsuit with a trial date set, possibly ending with a summary judgement.

Our annual BBQ made it to an article in General Aviation News.

Robin concerned gate wasn't being used enough, Roger now cycling gate daily.

By March all owners paid their dues except two. Brumsey and Brumsey was retained to file a lien against property owner has not paid 2018 POA dues.

An application for concrete drive was approved in August. 108 Aviator new construction application approved. Request to remove trees and 136 Happy Landing for future hangar - the Board requested a site plan for the hangar before approving removal of trees. 152 Happy Landing removal of trees for encroaching home was approved. 101 Brady Loop application for new construction was approved. Lot 130 tree removal requested and approved due to tree/structure conflict.

Robin Leuzinger resigned for personal reasons in August. Jim Stanton took over as BLA POA Secretary and Chaz assumed her Webmaster duties.

Taxi ways were obstructed (by plantings and vehicles) several times during the year with lot owners notified.

Five thousand dollars was invested in a 12-month CD in October of 2018.

Unfinished business

Lawsuit (ongoing), road maintenance (cul-de-sac causing ruts in road, suggestion was 18" salt treated reflective stakes to guide the drivers).

Summary

Event	Outcome	Action item
Dues	All lot owners paid 2018 dues with the exception of one	Attorney Brumsey & Brumsey processed a lien
Lot owner law suit	On going	Summary judgement by March 2019
Road Maintenance/ Ruts	Contracted repairs, crack filling complete. A few shoulders have been repaired by lot owners	1. Seal coat pending, weather permitting 2. Add 18" salt treated stakes around cul-de-sac to guide drivers
Henry Marion (non BLAPOA member living on Happy Landing)	Rehabilitation of BLA fence (in front of Henry's lot) 3-400 feet done – concrete added to stabilize posts	If repairs are needed in the future, most likely need to remove or replace entire fence (wood will be gone by then)

New Business

A proposal to maintain Rod's culvert was received. Dickie, Roger and Randy mow two widths of the shoulder of Happy Landing and Aviator (4' water moccasin snake on Brady lot). All ditches are the responsibility of the lot owner to maintain. An option is to contract the maintenance and charge the respective lot owner. The BOD has received the following complaints: grass blown in streets; mildew stains on structures; fence maintenance; missing siding, etc. It was suggested to have a committee review some of these issues. It was recommended to initiate the ARC who should take care of such issues. BOD asked for volunteers and Robin/John accepted. ARC will provide BOD with infractions, BOD

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notifies owner. Pride in maintaining property reflects on the airpark (one of the last airparks with a through-the-gate access).

It was discussed that the Brady compound gets worse every year...storage containers, sheds, etc. and there is nothing we can do about it. The only approach we have is if there is a violation with the County. The County can put pressure on Brady to fix a violation if County receive a complaint. There was discussion about changing the CCR to allow higher fencing and other suggestions which will be addressed at a later date or by the ARC committee.

107 Happy Landing: There is a 45' right of way from Mark Morgan's lot to a 60' right of way. The problem is there are trees in front of the Brady's lot. Trees will need to be removed. However, once a site plan is received/approved we can hire a tree removal company.

Mark Leuzinger inquired about the road signs. The signs and costs will be revisited this year (add 2' "do not block" or "taxi-way"). In the minutes the road and fence had priority over all signs. Some plantings have been moved away from the taxi-way.

Future budget process proposal; approval with a proxy statement or schedule another meeting to approve; suggestion to send budget a month prior to the meeting would help get owners to the meeting and help necessitate the new assessment. We need to look to the future (replacement reserve) for determining a higher assessment. It was suggested to look at a semi-annual payment (depending on the cost of the POA dues) as this may be easier for some.

New Issues	Next Steps	Discussion
Budget 2019	Review Bylaws	If required, email 2019 budget with proxy to all lot owners and schedule another meeting in 30 days
Certificate of Deposit	Members present accept 2019 Budget to include opening 2 nd \$5K CD, to be discussed and voted on in budget meeting scheduled in 30 days	Open a second \$5,000 CD
Proposal to maintain Common Area and general lot maintenance	Need to add dirt, grade ditches (easements are the responsibility of the lot owners)	Option: Contract maintenance and charge lot owners (Roger, Dickie and Randy have been mowing ditches along Happy Landing and Aviator)
Lot Maintenance	Unresolved maintenance of siding mold; siding missing; ditches not maintained; lots not mowed timely (including developer) or grass blown on taxi ways are still pending	Form ARC committee
Form ARC committee	Asked for volunteers	Robin Leuzinger and John Tipton volunteered. BLA needs one additional volunteer
Signs throughout need repair along with sign on Sky Vista	James Stanton painted the entrance sign at Happy Landing, and posts were replaced	ARC to review need for updating all other signage
Increase POA dues	The budget should necessitate the dues. The expenses are real, so those need to dictate the assessments	Send budget proposal a month in advance of the scheduled meeting so future expenses can be reserved <ul style="list-style-type: none">discussed semi-annual payments

Adjournment

Meeting was adjourned at 10:57 A.M. by BLAPOA BOD President, Randy Baxter.

Minutes submitted by: Feiock 1/22/19

Approved by: Randy Baxter, President

Date 1/22/19