

BLA BOD Meeting

Date: June 18, 2022

Location: John Duncan's House

Plus video conferencing

BOD Attendees:

John Duncan, President

Bob Krainiak, Treasurer

Robin Leuzinger, Secretary

Kerry Grant, Member at Large

Jeff Matejka, Member at Large

Property Owners:

Roger Gwinn

Randy Baxter

Mark Leuzinger

Meeting called to order: 10:05am

Property owners brought up concerns:

Mark addressed the holes on the road that have been an issue for the past 2 years. He submitted to the board a document on suggestions to an approach and options to resolve the problem. Mark suggested that the business Daneker is running causes some of the damage.

It was suggested that the board hire an attorney to help with this so we make sure the HOA is properly protected. Especially since the easement may go with the property.

Roger asked if the Daneker company pays then doesn't that allow them to continue to use the road? Mark responded that they already have approval with the easement.

John said we, POA, need to carefully consider what we really need.

That area of Happy Landing seems to be the best part of that road. John believes that mailbox traffic may be breaking up the area in front of the mailboxes.

Randy said he consulted with an attorney and there is reasonable use of the road with the easement. He disagrees that it is the best of the road. Get a lawyer any agreement conveys with the property.

Randy also stated that we need to follow the By-Laws and covenants. Regarding safety issues. Randy is curious as to what our insurance says. Address safety by mailing out safety information. Not emailing them out. So we know people get the information.

John stated that we need to be clear on what we say to the community. But he does not want to be negative.

Roger stated that we need to be clear and no back door deals. He wants the dues to go up to \$50 a month, so from \$300 a year to \$600 a year. This way it will cover road repairs and other expenses.

Randy and Roger excused themselves from the meeting and Mark stayed on as an observer.

BOD Discussion Items:

Following the covenants is essential. Regardless of whether we agree or disagree with them.

Discussed child safety and parents having a responsibility to ensure their children's safety. John is reaching out to a family, not as a board member, but as a property owner, to show them how to behave around a plane. Pilots and vehicles on the roads need to be aware of safety as well.

Budget approval, we are 3 votes away and the board will reach out to get the proxy votes.

Need to make sure the gate is closed before taxiing away from it. John spoke with a property owner regarding this

We need to make sure we, as the board, are responding to emails that are sent to us. Communication is essential.

Road repair is the high priority of the board. An Executive meeting will be scheduled so the board can discuss options. A 14 day notice will be sent out. Members are welcome to come speak prior to the meeting, but then it will be BOD members only for the remainder of the meeting.