

**Calvada Aero Park Association
Meeting of the Board of Directors**

Tuesday, October 27, 2020 at 10:00 a.m.

Participation was via conference call due to COVID 19 restrictions:

(425) 436-6200 / Access Code 336821

All participants could hear and be heard.

Board Members Present:

Roy Mankins	President
Steven Hamrick	Vice President / Secretary
Joan Leitner	Treasurer

Board Members Absent:

None

Management Present:

Jason Kelly	FCCMI, CEO
Russell Powers	FCCMI, CAM
Christen Gella	FCCMI, CAM

MINUTES

Call to Order:

A Regular Meeting of the Board of Directors of the Calvada Aero Park Association was called to order by President Roy Mankins on Tuesday, October 27, 2020, at 10:00 AM. A quorum of the Board was present.

Members Forum:

Each member was offered an opportunity to express their ideas and concerns pertaining to agenda items. There were no comments presently.

Minutes:

Motion was made by Roy Mankins, second provided by Joan Leitner, to approve the Minutes of the meeting held May 4, 2020, as submitted. Motion carried unanimously.

Financial Reports:

The Board reviewed the financial reports as of April 30, through September 30, 2020. Treasurer Joan Leitner provided a brief overview of the Association's financial condition as of September 30, 2020, including the Operating and Reserve Fund balances. She reported that because of the governmental restrictions pertaining to the COVID 19 pandemic, the association has not been applying late fees. However, since the restrictions have been lifted late fees will now be applied. She further reported that the restrictions held back collections but as with the late fees, the Association is now able to proceed with the various stages of the collection process. Motion was made by Joan Leitner, second provided by Roy Mankins, to accept the financial reports.

Committee Reports:

There were no committee reports currently.

Old Business:

- A. Status of HOA owned Lots up for sale – Joan Leitner reported there are four lots which are owned by the Association, down from fifteen Lots as some of the Lots have been sold. She noted that these Lots have clouded titles because of the way the foreclosure was handled by the collection vendor. She continued that the Association is pursuing the issue with the vendor, but it has been difficult. No action as necessary currently.
- B. Tower and Beacon – Roy Mankins announced there is a new Director of Public Surplus who has been assisting with this. The former Director was not able to get the new beacon. He noted that a new LED beacon may cost as much as \$60,000. No action was taken currently.

New Business:

- A. Asphalt Crack Filling / Sealing / Striping – Presiding officer Roy Mankins announced the crack filling has been completed by J & J Enterprises. The Board reviewed communications from J & J Enterprises and Sunland Asphalt indicating they were unable to bid on seal coating the runway given the specifications. The only vendor capable of meeting the bid specifications is Las Vegas Paving. Accordingly, motion was made by Joan Leitner, second provided by Roy Mankins, to accept the proposal from LV Paving. It was noted the exact cost of the proposal will be provided by Las Vegas Paving as the cost varies with the sealant used. Motion carried unanimously. Management was asked to follow up with LV Paving to schedule delivery, negotiate cost and arrange payment.
- B. Committee Reports – President Roy Mankins explained that with the pandemic restrictions the committees have not met recently. The committees will be convening soon.
- C. Maintenance / Weed Abatement - the Board reviewed the following status of proposals from landscapers:

Chicago Landscaping	Site visit scheduled for 10/27/20
SB Landscape	Bid pending
Gothic Landscape	Bid pending
Bilmar Landscape	Bid pending
XL Landscape	Bid to be submitted 10/30

President Roy Mankins stated he is obtaining more weed chemicals with an estimated cost of about \$1,000. He tabled the issue of weed abatement until the next meeting.

- D. Collection / Unpaid Assessments – Presiding Officer Roy Mankins explained that the COVID 19 restrictions held back collections until just recently. But the Association will be applying the late fees and moving forward with collections from this point. No action was necessary currently.
- E. 2021 Draft Budget – the Board reviewed a proposed operating and reserve budget prepared by FCCMI. Discussion ensued, line item by line item. More discussion ensued regarding reserve expenditures to be considered for fiscal 2021. Motion was made by Joan Leitner, second provided by Stephen Hamrick to postpone action on the 2021 draft budget until the November meeting. Motion carried unanimously.

Correspondence

There was no correspondence to review at the present time.

Members Forum:

Each member was again provided an opportunity to express their ideas and concerns, this time pertaining to any topic. Topics voiced included additional windsocks and the placement of windsocks, LED runway lighting, weather stations, and lateral taxiways.

Adjournment:

Motion was made by Roy Mankins, second provided by Steven Hamrick, to adjourn the meeting at 10:50 am. Motion carried unanimously.

Respectfully submitted by FCCMI for approval by the Board of Directors.

Secretary or Officer

Date