

MINUTES
Calvada Aero Park Owners' Association
Board of Directors Meeting
April 22, 2023 at 10:05 AM
Teleconference
Conference Call: 1-720-843-2707 Access Code: 4812531#

Call to Order: The Regular meeting was called to order at 10:05 A.M., by Community Manager Jason Kelly who confirmed that the meeting was properly noticed, and a quorum of the Board was present prior to any action being taken.

Board Members Present:

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|-----------|-----------------|
| President | Roy Mankins |
| Secretary | Randy Pazik |
| Treasurer | Lester Phillips |

Board Members Absent:

Management Present: Jason Kelly, FCCMI

Adoption of Agenda: Lester Phillips made a motion to amend the agenda with the addition of two items to the agenda: Website discussion and approval of proposals for redesign and enhancement of our current website and to reorganize the Board Officers positions. The motion was seconded by Randy Pazik. Motion carried.

Owners Forum: An owner present had a question regarding the setbacks and taxiways.

Minutes: A motion was made by Lester Phillips to approve the February 18, 2023 meeting minutes as presented. The motion was seconded by Randy Pazik. Motion carried.

Treasurer's Financial Report: A motion was made by Lester Phillips approve the February 2023 Financials. The motion was seconded by Roy Mankins. Motion carried.

Committee Reports: No discussion

Unfinished Business

New Business

Income Cap: Management reported that the CPA has responded advising that the Association cannot exceed 40% additional income outside of assessments to maintain their non-profit status. Fortunately, If we lose the status for that year, we can reapply the following year.

CC&Rs Amendment: It states in the documents that the newly installed hangers must be in the rear area of the lot 100 feet from the taxiway. The Board discussed allowing the lot owners to build the hangers in the rear yard 120 feet from the taxiway for safety reasons. Most lots are 200 feet from the taxiway to the rear lot line. A motion was made by Lester Phillips to send out a

vote to amend the CC&Rs to increase the length allowed to install a hanger to half the lot plus 20 feet. The motion was seconded by Randy Pazik. Motion carried.

Website: Randy provided us an update on a business that can do the proposed changes for \$350 and agreed to pay for it and start the process of converting the current website to wordpress with having support from the business for the next ninety (90) days. A motion was made by Roy Mankins to provide Randy the authority to take the lead on this project and to reimburse Randy the \$350.00 dollars for the website redesign. The motion was seconded by Lester Phillips. Motion carried.

Runway Lights: Discussion ensued. A motion was made by Roy Mankins for the approval of the purchase of twenty-five (25) LED lights for the Runway, and have them delivered to Randy, not to exceed \$450.00. The motion was seconded by Lester Phillips. Motion carried.

Meeting dates 2023: All meetings will start with the executive session at 9:00am and the regular session at 10:00am.

- **June 17th, 2023**
- **September 16th, 2023**
- **November 4th, 2023**
- **January 6th, 2024 (annual meeting).**

Homeowner Forum: An owner present stated she sent out a lease agreement proposal to the Board.

Adjourn: A motion was made by Randy Pazik to adjourn the meeting at 12:01 pm into the Executive meeting. Motion was seconded by Lester Phillips. Respectfully submitted by First Columbia Community Managers, Inc. for approval by the Board of Directors.

Board Approved by:

Secretary / Officer

Date