

**MINUTES**  
**Calvada Aero Park Owners' Association**  
*Board of Directors Meeting*  
August 30, 2022, at 1:00 PM  
Teleconference  
**Conference Call: 1-602-580-9563 Access Code: 4812531#**

**Call to Order:** The meeting was called to order at 1:03 P.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:**

|           |                 |
|-----------|-----------------|
| President | Roy Mankins     |
| Secretary | Joan Leitner    |
| Treasurer | Lester Phillips |

**Board Members Absent:**

**Management Present:** Jason Kelly, CAM, FCCMI

**Owners Forum:** A homeowner present had a question regarding the process for changing the By-laws and the Rules and Regulations pertaining to the airport hangers.

**Minutes:** A motion was made by Lester Phillips to approve the June 25, 2022 meeting minutes as presented. The motion was seconded by Roy Mankins. Motion carried.

**Treasurer's Financial Report:** A motion was made by Joan Leitner to approve the June and July 2022 Financials. The motion was seconded by Roy Mankins. Motion carried.

**Committee Reports:**

**Unfinished Business**

**Rules and Regulations:** The board unanimously agreed to table this item.

**ARC:** There was no extensive discussion regarding this item.

**Painting:** Discussion ensued. A motion was made by Joan Leitner to approve not to exceed \$12,700 for J & J Asphalt. The motion was seconded by Lester Phillips Motion carried.

**Owner Application Day, BBQ, & Community Cleanup:** The Board reported Owner Appreciation Day is October 15<sup>th</sup>, 2022 at 10am.

**Weather Station:** The Board provided an update that the weather station is complete and is up and running.

**Midfield Windsock:** Discussion ensued regarding a windstock that had been donated to the Association. A motion was made by Roy Mankins to approve not to exceed \$2,500 for the framing. The motion was seconded by Joan Leitner Motion carried.

**Overlay:** The Board provided an update with the overlay.

**By-Laws:** Discussion ensued regarding the process for updating the By-laws

**New Business**

**Meetings:** The Board will agree via email for the next Board meeting date.

**2023 Budget:** A motion was made by Roy Mankins to approve the 2023 Budget with the HOA Assessments remaining at \$300 per month per unit. The motion was seconded by Lester Phillips. Motion carried.

**Homeowner Forum:** A homeowner present had a question regarding the hangers. Another homeowner present had a question regarding the 2023 budget and the monthly HOA assessment.

**Adjourn:**

A motion was made by Lester Phillips to adjourn the meeting at 2:14 pm into the Executive meeting. Motion was seconded by Roy Mankins. Respectfully submitted by First Columbia Community Managers, Inc. for approval by the Board of Directors.

**Board Approved by:**

---

**Secretary / Officer**

---

**Date**