

MINUTES
Calvada Aero Park Owners' Association
Board of Directors Meeting
September 15, 2023 at 9:07 AM
Teleconference
Conference Call: 1-720-843-2707 Access Code: 4812531#

Call to Order: The Regular meeting was called to order at 9:07 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:

President	Lester Phillips
Secretary	Randy Pazik
Treasurer	Roy Mankins

Board Members Absent:

Management Present: Jason Kelly and Jayson Swann, FCCMI

Adoption of Agenda: A motion was made by Roy Mankins to amend the September 15th agenda with the addition of Hangover Discussion to the agenda. The motion was seconded by Lester Phillips. Motion carried.

Owners Forum: An owner present made a comment regarding wanting to see growth in the Community.

Minutes: A motion was made by Randy Pazik to approve the June 23, 2023 meeting minutes as presented. The motion was seconded by Roy Mankins. Motion carried.

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

Committee Reports: No discussion.

Unfinished Business

Insurance Renewal: A motion was made by Roy Mankins to ratify the Balsiger Insurance Renewal. The motion was seconded by Lester Phillips. Motion carried.

Website Update: Randy updated the Membership that the Website update is completed.

New Business

Hangover Discussion: Board had a discussion with Membership about hangers, water pressure, and digging for wells.

West Taxiway: Board postponed the discussion to egress permit for the South end of West Taxiway.

2024 Budget: Discussion ensued. A motion was made by Roy Mankins to approve the 2024 budget with a \$50 increase, bringing the HOA assessments to \$350.00 per month per lot. The motion was seconded by Randy Pazik. Motion carried.

2022 Review: A motion was made by Lester Phillips to approve the completed 2022 Review. The motion was seconded by Roy Mankins. Motion carried.

Reserve Study: The Board reviewed the following proposals:

- **McCaffery-** submitted a proposal for a level 1 study in the amount of \$1,750, level 2 study in the amount of \$1,650, and a level 3 study in the amount of \$425.00.
- **Geo Reserve-** submitted a proposal for a full study in the amount of \$2,500.00, with the option of updates in the amount of \$1,500.00.
- **Better Reserve-** submitted a proposal in the amount of \$550.00.

A motion was made by Lester Phillips to ratify the approved proposal from McCaffery for the reserve study in the amount of \$1,750.00. The motion was seconded by Roy Mankins. Motion carried.

A motion was made by Lester Phillips to postpone the approval of the draft reserve study provided by McCaffery until further review. The motion was seconded by Roy Mankins. Motion carried.

Meetings: The next meeting is scheduled for Saturday, November 4th, 2023. The executive session will start at 9:00am and the regular will start at 10:00am.

Homeowner Forum: an owner present had a question regarding the timeframe for the notifications sent out for the annual meeting. Another Owner stated there is several items such as a dish washer in the covered hanger and had a question regarding the procedure for cleaning up the property of various items. An owner present provided information regarding the young eagle event.

Adjourn: A motion was made by Lester Phillips to adjourn the meeting at 11:02 am into the Executive meeting. Motion was seconded by Randy Pazik. Respectfully submitted by First Columbia Community Managers, Inc. for approval by the Board of Directors.

Board Approved by:

Secretary / Officer

Date