

13 in attendance (Meeting hosted by Rex & Lynne MacLean)

Board Members present:

Jeff Miller (2012), President c. 206-390-7848
John Tomlinson (2013), VP
Janet Gundlach (even year), Treasurer
Tara Owens (2022) Vice Treasurer
Andy Karmy (2017)
Mark Owens (2017)
Rex MacLean (2018)
Doug Schmidt (2024)

Board Members not present:

Shahzad Sattar (2023)

Guests:

Matt Bristow
Dan Cullman
Jerry Paterson
Dale Leyde
Lynne MacLean

The meeting was brought to order at 7:40 PM by Jeff Miller.

Motion: To approve the Board Meeting Minutes of June 16, 2025

Proposed by: Andy
Seconded by: John
Approved: Yes, unanimous

Jeff reported the total number of airport assessments at 93. One homeowner was released from their signature commitment. There is one more expected to participate but delayed due to illness. The final count going into closing is expected to be 94.

Janet and Tara report that current bank balance for FAHA accounts at \$41K.

Jeff will follow up the authorization of Earnest Money. The distribution of FAHA escrow funds will go to the seller for the amount of the promissory note at least 2 days before deadline. The deadline for delivery of the 'Notice to Proceed' and Earnest Money into of purchase escrow is July 14, 2025.

There are two documents that need to be delivered to our escrow agent before this date:

- 1) Purchase Resolution from the full board (later identified as "Resolution 2025-01")
- 2) A letter from Jeff directing Des Moines Escrow to follow the instructions in the PSA and returning funds to NCA for expenses incurred since October 1, 2025.

Jeff will take responsibility to acquire the required signatures and deliver the signed documents to Susan Berry of Des Moines Escrow.

On June 23rd Jeff met the 2 ALTA surveyors from Crones Land Surveying at the airport office to introduce them to Rikki prior to their work on the airport. The final report of the survey should be available in 2 to 3 weeks.

On June 25, John escorted and assisted Dan Hatch from Bluestone Environmental for our Phase 1 Environmental Site Assessment (ESA) of the airport. Areas of specific interest included the fuel tanks and T hangars. A photo record of interiors of almost all hangars was completed. There were a few hangars where the keys did not match the lock and they were not inspected. Rikki Birge and Paul Houton were very helpful in opening the hangars for the ESA. A photo record was made of each hangar and fuel farm. Other areas of the property were not inspected.

The Board at the last meeting had proposed a counter offer to the sale price of the mowing tractor. The counter offer was not accepted by Rikki Birge. There will be no follow-on attempt to reengage a negotiated purchase of the tractor.

Title Objections have been going back and forth between lawyers, Paul Spencer and Shasta Kelley. A number of concerns have been explained away. The only item we are still interested in removing from the title report is the well. We are certain the well is on the property with Norm's house. There are no concerns that would delay closing.

John put together a list of items as a check list toward closing. The list will be shared with Shasta Kelley and Susan Berry:

Items	Comments	Who
Septic Inspection	I don't believe the seller has ordered the King County required septic inspection. We alerted the airport owner to the need for it, but not her attorney, Mr. Spencer.	Seller
Prorate Annual Fee	The homeowners pay a fee to Crest Airpark, Inc. per a 2006 arbitrated agreement. The details are arcane. The seller computed a figure for a closing date of July 29, 2025. Since it may or may not happen on that date, I created a spreadsheet (attached) that prorates for any date. It is in the first tab. The seller's calculations are in the second and third tab. They differ by a little over \$1.00, probably due to rounding or manual calculation errors. The calculation is based on the date we take possession to be entered at the top of the spreadsheet.	DM Escrow
Assignments	Assign the purchase from Flying Acres Homeowners Association to New Crest Airpark, LLC Assignment of rental leases and property leases from seller to purchaser	Attorneys
Personal Property List	We turned down the furniture and mower. The only item left to buy is the QPOD credit card and pump controller for \$8,000.	Attorneys
Fuel Inventory	We purchase the aviation fuel in the fuel tanks. No price was set but should be the rate per gallon paid for the last load. Should a 3rd party be tasked with determining the number of gallons?	Purchaser Seller
Taxiway 'J' Easement	We need a way to ensure the permanence of the Taxiway 'J' easement across parcel 0121059009 is clear. The owner of the property, Jeffrey and Marilyn Adams, told FAHA homeowner, Dan Cullman, that they were going to fence off the taxiway access at the end of 2025. The settlement agreement recorded December 2, 2010 includes the provision to make the easement permanent if FAHA purchases the property but the language is buried in that document. A filing of some sort seems warranted that points to that provision noting the permanence of the easement if purchased by FAHA.	Purchaser

Jeff brought up the current draft of the "Operating Manual" as a document that needs more attention. A better prepared Operating Manual with designated Directors to identified tasks would be important to day-to-day management of the airport. Jeff would like to see 2 board members for every Director position. General membership would also be invited to participate in the management and execution of tasks. The goal is to see if we can operate the airport on a wholly volunteer management level.

Motion: To adjourn at 8:37 PM

Proposed by: Andy

Seconded by: Doug

Approved: Yes, unanimous

Respectfully submitted,
Jeff Miller