

12 in attendance (Zoom meeting hosted by Jeff Miller)

Board Members present:

Jeff Miller (2012), President Telephone 253-639-1915
John Tomlinson (2013), VP
Janet Gundlach (even year), Treasurer
Tara Owens (2022) Vice Treasurer
Andy Karmy (2017)
Rex MacLean (2018)
Mark Owens (2017)
Shahzad Sattar (2023)

Board Members not present:

Doug Schmidt (2024)

Guests present:

Leone Tomlinson
Eric Eversole
Keith Littlefield
Mark Allmann

The meeting was brought to order at 7:37 PM by Jeff Miller.

This meeting was called for the primary purpose of presenting the 23 homeowners that have not signed the Association Agreement a 2-week extension to the previous deadline (November 15). The letter was reviewed for final content.

There was also discussion regarding a request by the realtor contracted for sale of the Vittitow house to extend the deadline an extra 90 days because of their special situation; the house is empty and for sale. Jeff was in favor of allowing this one-time extension due to the unusual timing of the sale and the deadline for signature of the Association Agreement (the Vittitows showed no interest in joining the community in the purchase of the airport). There is the consideration of “good will” for a new owner not to be required to pay the \$10,000 surcharge if purchase was after the 2-week extension but before the 90-day proposed extension. The balance of the board was clearly opposed to carving out special dispensation for owners while not doing so for others. Also questioned was why should FAHA provide Vittitows with a \$10,000 benefit when they did not reciprocate? They had and will still have the opportunity like everyone else to sign the Association Agreement. The following motion was put forth:

Motion: To extend the AA signature deadline by 2 weeks (December 2). The new deadline will be announced by email and registered mail. There will be no exceptions or extensions to the 2-week notice.

Proposed by: John
Seconded by: Mark
Approved: Yes, 7; Allow a single exception, 1

It was agreed that email status report to the general membership would delay in order to mail and email to the 23 opt-out homeowners first.

There followed discussion regarding the LLC Operating Agreement. Rex pointed out that the draft copy had a reference to an “exhibit A” but there was no exhibit A attached to the document. There is presently a mandated for officers to the LLC sign an “agreement to abide” document but there is no example of a signature document.

Motion: To correct/complete the “exhibit A” reference in the current draft of the LLC operating agreement. And to create a signature page for the “agreement to abide” mandate. Both are to be completed with the assistance of Shasta Kelley, our lawyer.

Proposed by: Mark

Seconded by: John

Approved: Yes, unanimous

John introduced Mark Allmann who has offered to create an LLC for the single purpose of supplying a loan to FAHA if for some reason the Airport Purchase Assessment funds and seller financing are inadequate. Mark has met with a small number of homeowners to where various operating agreements and their terms were discussed. Seven probable contributors were identified at that time. (Names are omitted from the minutes for privacy reasons.) Mark put forth an example of an operating agreement he had. The next step is for the small group to make final decisions on the form and any changes to terms of the operating agreement.

Motion: To adjourn at 9:08 pm

Proposed by: Andy

Seconded by: Rex

Approved: Yes, unanimous

Respectfully submitted,
Jeff Miller