



LOST RIVER AIRPORT ASSOCIATION - Board Meeting Minutes 3/19/2017

Attendees: Larry Wall, Doug Simpson, Ron Suter, Kevin Piasecki, Micki Thomas, Jim Brousseau, Michael Easter and Chris Schneider

Absent: Jerry Daniels and Eric Parker

Call to Order: 8:34 a.m.

Quorum: A quorum was present.

Prior Meeting Minutes: The meeting minutes for February were approved as written.

Financial Report

- Balance: \$264,113.34, approx. \$8K less than this time last year.
- As of March 19, there remains \$84,693 outstanding membership dues, translating to 104 members who have not paid. Dues are due March 31.

Old Business

Board Member Terms & Recruitment:

- Current board members with terms expiring: Larry, Ron, Doug, Kevin and Micki.
- If the board does not identify existing board candidates for executive positions, Larry and Ron will extend their board terms by up to three years or until replacement candidates can be found.
- Kevin will extend his board term by two years and Micki will extend her board term an additional year.
- Ron sent Kirk Loman and Chip Hall emails to gauge their interest as well email to Michael Easter to see if he will extend his term.
- Ron proposed taking on some of the enforcement components from the treasurer to reduce the overhead associated with that executive role.
- Larry noted the potential of shifting some of the accounting/legal issues to the business manager role at some point in the future.
- **ACTION:** Kevin will ask his wife if she would consider joining the board.
- **ACTION:** Board members who have not yet sent a description of their role to Ron should do so by the end of the March.

LRAA Member Complaint Regarding Snowmobiles

- Larry reached out member who complained of snow mobile noise. He has not heard back and the issue is closed.

Lien Removal

- Two liens (Emerson property and Doe Road property) have been removed. We have two other properties with liens remaining.

Susan Road Property Foreclosure

- \$9,355 outstanding. Two options: send foreclosure to property owner's attorney or, absent payment, we will file.
- **ACTION:** Doug will instruct our attorney to send foreclosure notice to attorney with a deadline of April 1 to pay balance otherwise LRAA will file foreclosure.

Road Swap

- Waiting for document from "mylar" form from Tackman. Then, we need to secure property owner signatures and file document at the courthouse. Our attorney, Tim Krell, will complete necessary actions.

Frozen Pipes

- Thomas property still without water. Created work around for property on airstrip. Buck Circle properties are still without water.
- RFP has been created and sent to three contractors. Larry requested two bids: one to for the full project to be done in one year, the other spread over two years. We currently have \$30K in reserves that we can use to pay for this improvement, though the costs will likely be closer to \$50K.
- Larry reiterated willingness to try to remedy Thomas' property if they would like.
- **ACTION:** Micki will let the board know when her water is running.
- **ACTION:** Waiting to hear back from RFP bidders and board will then review.

ACCESS Road Permitting

- Larry spoke with Meg at Forest Service and we have handled the permit. The issue is closed.

New Business

2017 Membership Meeting Agenda

- Board reviewed agenda. Ron will introduce Doug Hale as part of his 2017 workplan.
- Larry will review link provided by Ron about Rudy Peterson's life to determine how best to recognize him at the membership meeting.
- Date for LRAA membership annual meeting mailing is May 1.
- **ACTION:** Larry will schedule a special board meeting on the Friday evening, May 26, prior to the membership meeting.
- **ACTION:** Committee members need to provide any attachments that will be sent as part of their committee's membership communication for review as part our April board meeting.
- **ACTION:** Ron will provide any proposed bylaw updates for review at our April board meeting.

2018 Budget

- Larry reviewed the budget highlighting updates. He added \$500 more to accounting budget. Snow plow budget remained the same. Insurance had minor increase.
- 2017 Garbage and Recycling is under budget. Discussion took place regarding possible change to recycling. One option is to add a third dumpster. Another option is to construct a new shelter for recycling.
- Current budget includes \$4,000 for capital improvements for runway based on being under budget in prior years. Eric has proposed \$10,000 for capital improvements.
- Board discussed legal fees and current budget. Currently, legal fees are included in any lien placed (which would be recouped at settlement or sale) but may result in LRAA incurring more expenses up front (exceeding current \$5K budget.)
- The board reviewed water system budget. Concern was expressed regarding the budget for the water system operator as there may be incidental fees that go beyond Doug Hale's monthly retainer fee. Likely to be some extra costs associated with state requirements for a new water systems like ours.
- Dues for 2018 are projected to be \$831.
- **ACTION:** Micki resent email around costs associated with adding a third dumpster.
- **ACTION:** Board will revisit garbage and recycling approaches at April meeting.
- **ACTION:** The board wants to discuss with Eric his proposed capital budget for the runway.
- **ACTION:** Doug will talk to our attorney, Tim Krell, regarding his cost for executing liens.
- **ACTION:** Ron will get a cost from Doug Hale for the extra water tests we may need.
- **ACTION:** Larry will increase the water operator budget from \$7,740 to \$8K.

Document Retention Policy Proposal

- Currently, we have documents in our files that are decades old, limit the amount of file storage we have available and could be discarded. Ron provided an overview of his suggested document retention policy. He currently doesn't think this qualifies for an issue to bring to the membership.
- **ACTION: Chris and Kevin will work with Ron as appropriate to formalize plan.**

Committee Reports: No additional updates

Good of Order: Nothing

Next Meeting April 16, 2017

Adjourned at 9:46 a.m.