

Minutes

Annual Meeting of Members

Kestrel Air Park Unit 1 Owners Association

April 21, 2006

The annual meeting of the Members of Kestrel Air Park Unit 1 Owner's Association for the year of 2006 was held at the Jack & Judy Wallace's hanger Friday, April 21, 2006, at 7:00 p.m. Boards of Directors present were Jeff Clark, John Allen, and Terry Cullen.

Opening Comments: Jeff Clark welcomed the members and discussed the state of the neighborhood.

Approval of the previous minutes, read by Gail Digman, David BoIsen motioned and Jack Wallace 2nd to approve the minutes as read, no discussion, motioned passed.

Sectary Report: No Discussion

Treasurers Report: Balance of accounts \$ 21,070.97 for checking & \$21,317.65 for savings.

President: Jeff Clark explained to everyone that the board members each have responsibilities on the board. Members will get up and introduce themselves.

Communications: A presentation of the website was shown with the pages of the different areas that are on the page. The website address was given. The website is up and running.

Roadways: John Allen

A brief thank you for everyone that has volunteered to help with the different workdays and the crack sealing of the roadways. And a reminder that we still need more volunteers to help with all the workdays as they come up.

Liaison: John Huie with David BoIsen reporting

We have put a request out for the insurance for the insurance that the HOA carries to cover the neighborhood. We received the bid and selected a company that covers many HOA's insurance.

Discussion: Are the workdays covered? Yes, we checked to make sure that the volunteers are covered while they are working for the HOA.

Persons that are hired by the HOA to do work are covered or do they have to have their own insurance. All companies that the HOA will work with will have their own insurance, as they are not covered by our insurance.

Legal- Terry Cullen

Terry Cullen gave a presentation on the changes to the by-laws. (See attached)

Discussion: Do we have a quorum? No, we are two short. Made calls to some of the homeowners that are not in attendance and asked them to come or got the proxy for the vote. David Marshall came and we received two proxies from Monique Pennington and Beth Ingram, this gave us enough for the quorum.

We gave out the cards for the vote on the by-laws, cards we counted, and the by-laws vote was approved by the membership.

Architectural Control: Norm Williams

Norm Williams reminded the membership about the CCR's and when starting a new home or project to make sure that they consult the CCR's or/ submit project plan to the ACC for approval.

Restriction Control: Lori Swinger

Lori Swinger announced that Ben Eason has volunteered for the committee and thanked everyone for complying with the request of the committee.

New Business

Tower Staining

We have stained the wood on the entry tower with the help of volunteers, Joan Williams and Pauline Freirich.

Vote for Board Positions

Jeff Clark introduced the current board members: John Allen, Terry Cullen, John Huie, and Tim Digman. Tim Digman's term is expiring and John Huie has resigned from his position stating that he believes the terms are too long. We have two positions up for a vote to replace our going members. We have three volunteers for the positions and they are: Norm Williams, Harold DeHart and Ed Dahlke.

No Discussion.

We handed out the ballots for the vote and they were counted and the results are, Norm Williams and Harold DeHart will be the new members of the Board of Directors.

24/7 Gate Closure

Peter Schwartz President of the Unit 2 board spoke to the members about the history of the gate and the subdivision. He also stated how the Unit 2 members are against the closure of the gate on a 24/7 basis and they would like it to stay as is.

Discussion: It has been decided to send the discussion back to the board to attempt to work out an agreement with Unit 2.

Judy Wallace motioned and David BoIsen 2nd to table the vote and let the board work out an agreement with Unit 2.

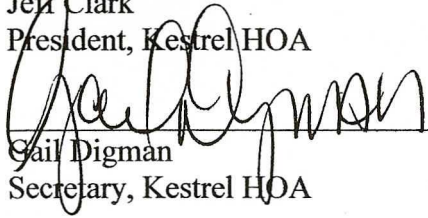
Motion Passed.

From the Floor

John Huie resigned from the board stating that he wanted more people to serve, then he thanked the membership. Jeff Clark will remain on the board, but will not be President next year.

Motion to Adjourn: Chip Brown motioned and Connie White 2nd to adjourn at 9:30 pm. Adjourned at 9:30 pm.

Jeff Clark
President, Kestrel HOA



Gail Digman
Secretary, Kestrel HOA

John Allen

Vice President, Kestrel HOA