

SANDY CREEK AIRPARK OWNER'S ASSOCIATION, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS
Friday, March 1, 2024

A meeting of the Board of Directors of the Sandy Creek Airpark Owner's Association, Inc. was held on March 1, 2024 via conference call.

- I. Call to Order and Quorum Certification:** The meeting was called to order at 11:04 a.m. with Board members Patrick D'Isernia, Luke D'Isernia, and Kevin Cruson present. Tammy Mallory from Burg Management was also in attendance and recorded the minutes.
- II. Proof of Notice:** Management confirmed that notice of the Board meeting was posted in accordance with Association By-Laws.
- III. Approval of January 15, 2024 Board Meeting Minutes:** By consensus, the January 15, 2024 meeting minutes were approved.
- IV. Old Business:**
 - a. ARC Application for Lot 66.** Tabled.
 - b. EAA Response:** David Green noted that the club should only have one fee and that the EAA does not own the land for the culvert. The culvert is the Association's responsibility.

Kevin Cruson noted the following:

- The culvert is not on common property and the EAA is responsible for the maintenance.
- The question regarding tenants is that EAA members using the common areas will need to pay the tenant user fee of \$1,250.
- EAA degraded the relationship. Their track record for safety is marginal. The Association has first right of refusal and should make an offer for the value of the building.

On a motion by Kevin Cruson and a second by Patrick D'Isernia, the Board agreed to work with Tim Sloan to make a more harmonious relationship with the EAA.

- V. New Business:**
 - a. Attorney/Legal Action:** On a motion by Patrick D'Isernia and a second by Kevin Cruson, the Board unanimously voted to retain Attorney Tim Sloan.
 - b. ARC Application for Lot 14:** On a motion by Kevin Cruson and a second by Patrick D'Isernia, the Board unanimously approved the ARC application for Lot 14.
- VI. Owner Comments:** David Green asked about the EAA account on TownSq. Management is working to get that information added and for a TownSq login. Management does have the assessment check and will process.
- VII. Adjournment:** On a motion by Patrick D'Isernia and a second by Kevin Cruson, the meeting was adjourned at 11:25 a.m.

Respectfully Submitted,

Tammy Mallory, CMCA, AMS, PCAM
Association Manager