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Crawford Airpark Homeowners Association
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Proposed Minutes of Annual Meeting held May 10, 1997

The meeting was called to order at 9:10 a.m. by President, Bob Thompson.
Roll Call was taken: One member, Kevin Beck was absent, and Steve Wimp sent a proxy with member, Tom Olson.

MINUTES & FINANCIAL REPORT

The proposed minutes for May 11, 1996, as mailed to members, were approved.
The financial report for the year was distributed and reviewed. The balance on May 10, 1997 is \$36.27.
There were two corrections:

- 6/17/97: Debra Barrientos paid \$58.21 not \$53.21 .
- 10/20/96 - ck 105 for \$193.32 should have been for \$213. 32.

The following statements for reimbursement funds for irrigation materials purchased by CAHOA were distributed:

- R. Thompson... \$94.22
- L. Costa..... \$ 57.82
- K. Volger..... \$ 551.06 (pd.5/10/97)
- T. Olson..... \$92.42 (pd. 5/10/97)
- S. Wimp..... \$46.92
- D. French..... \$46.92
- Jeff Over..... \$ 92.42
- M. Hermann ... \$ 69.87

ALL LOT OWNERS OWE \$5.00 PER LOT FOR 1997-98 ANNUAL DUES

Expenses yet to be paid:

- Operating expenses for past year :
 - paper, stamps, etc. \$15.00.
- Correction of ck.105 \$20.00 less \$5.00 adjust.ment in 6/17 cash deposit.
- Reimbursement for pipeline expenditures covered by J. Over, B. Thompson, L. Costa. \$138.64
- Cost of dump truck and tractor rental from 99V

Costs incurred to date have been paid. When materials purchased by CAHOA members for personal extensions or additions to PUD irrigation pipeline are paid -- there should be adequate funds for the finishing work that remains.

OLD BUSINESS

- a. Status of Airport Salinity Pipeline. Pipeline is working well and no further expenses anticipated. The AIRPORT Pipeline Corp was not dissolved as a protection against any future litigation.
- b. Only one lot owner has not paid the approved \$325. per lot: Blk Two, Lot 4. It was moved, seconded and passed that a lien for this amount be filed. As notices about this have been sent to the lot owner, T. Olson was asked to let him know that if the \$325.00 was not paid in the coming week the lien would be filed - to include any legal costs involved.
- c. Status of natural gas. As no current information was available on this possibility, the issue was tabled.
- d. Crawford PUD tie-down area: The lot owners working on the irrigation project will use any dirt not needed to fill in and level the tiedown area. After the tiedown area is in shape to use it will be an "unofficial " tiedown area for use of CAHOA members and guests. To prevent liability this will not be publicized as an official tiedown area.

The lot owners living on the Airpark will probably be having a dumpster put in this "common area" and sharing the cost.

NEW BUSINESS

a-1. Discussion of 99V Agenda as it affects CAHOA:

Concern will be voiced at the 99V meeting about the need for cooperation between the parties farming on the airport and the problems with water along the runway and on Stearman Lane. As it is a residential airpark in the midst of an agricultural area the two needs have to be worked out cooperatively.

a-2. Volger's boundary adjustment request (fall 1996) was not approved unless the liability for the runway note connected with lot 8 was retained. Karl proposed that he would pay his share of the note for lot 8 in full so that he could sell his boundary adjusted lots without that liability. After discussion his proposal was accepted and he will draw up an agreement to that effect and the commissioners will be notified of CAHOAs approval for the change. (copy of this notification letter to Commissioners & the boundary adjustment is attached)

b. Responsibility of lot owners for weed control and/or landscaping maintenance. See item e. Stearman Lane maintenance.

c. The following covenant changes were again proposed and defeated after discussion:

1) All homes, henceforth, be constructed with a minimum of 1500 sq.ft, livable floorspace. This is not to include garages, attics, and porches.

2) Hangar apartments may not be used as primary residences except while primary residences are under construction.

Hangar apartments may not be sublet or occupied except by members of the primary residence family, i.e. no renters.

Mary Hermann agreed to do some research about covenants, architectural committees, etc at airparks and make a report to be discussed at the 1998 annual meeting.

d. Larry Jensen, Talco rancher requested that those living on the airpark work with him to keep the livestock off the airpark/airport. Those living here will cooperate. (FYI- Colorado Law requires non-ranching landowners to fence livestock out, not ranchers to fence in)

e. Stearman Road Maintenance: Individual lot owners are responsible for the maintenance of the road and runway easements that border their lots. There is no charge for the use of 99V equipment (tractor, etc) when used for this purpose. Use of 99s V equipment (tractor, roller, dump truck) for personal use will be paid by the user. These fees will be established at the 99V meeting.

f. Agricultural use of airpark parcels: This was discussed under item a and will be brought up at 99V meeting. Concern was voiced that is first a residential airpark and the agricultural use should be a secondary consideration.

ELECTION OF OFFICERS

It was moved, seconded and passed that the present officers continue for the coming year May 1997 - May 1998.

The next annual meeting will be May 9, 1998 (second Sat.)

Respectfully submitted,
Betty Costa, Secretary/Treasurer