

**Board of Directors Monthly Meeting Minutes
Mid Valley Air Park Property Owners Association
February 6, 2024, Tuesday, 7:00 pm, Janke Building**

ORDER OF BUSINESS:

Meeting called to order

President, Meg Fleming

Opening Exercises

Pledge of Allegiance

Roll Call

Board members present: Meg Fleming, Jerry Donovan, Jeff Sonheim, Sarah Mason, Mark Reyner

POA Members present: Matt Torres, Rose Longmire, Jan Marker, Stephen Fleming, Les Nokes, David Hamann, Rick Davis, Craig Oresman, Rick Chavez, Dwight Jones, Sue Ettinger, Tom Hasby (sp?) (representing Kurt Young), Angela Janssen, Jay Janssen, Bob Henning, Kurt Winker

Adoption of the Agenda

MTA Jeff Sonheim to accept Agenda as printed, 2nd Sarah Mason, approved

Officer's Report

President thanks Sue Ettinger for maintaining the Google lists. Welcome of new neighbor Ken Sturm on La Sombra

Vice President – status of notebooks, approx. 5 of 8 are located. Decision was made to update and make available digitally. Not sure how many actually exist.

Secretary' Report – Reading and Approval of the Minutes of the Previous Meeting(s)

Motion made to delay the reading of minutes to next meeting. MTA - Jeff Sonheim, 2nd - Jerry Donovan – approved

Treasurer's Report, Jeff Sonheim

Seven deposits made totaling \$34,524.50 bringing overall account total to \$260,809.29

No checks have been written due to issues with bank and need for additional signers. Jeff to follow up. Other members of the Board need to go to the bank to be additional check signers.

Jeff identified issues needing addressed by hired accounting firm:

- Non-Profit status is inactive
- MVAP taxes need to be filed

Monthly statement of Treasurer is "Received as read and filed for audit." (Chair so states.)

Reports of Standing Committees and connected groups

Airport Operations

Replaced South runway Barriers

Cell tower light remains out. Kurt has continued attempt to contact owner with no success. Will put in note with FFA

Runway light run over by 4 wheelers

Grant requests to be updated

Kurt is in need of previous meeting minutes to upload to MVAP website

General Operations:

Roads, Kurt Winker

Several small potholes including on La Sombra which is covered in rocks from driveways. Kurt to purchase

asphalt patch bags and repair once weather warms. Will revisit plan for repair.

Kurt has placed a stop sign at Elaine & Luscome. It was discussed to place another stop sign at Wood & E/W drive, right before the ditch. - MTA Jerry Donovan motions to place a stop sign at Wood drive and East West Drive, 2nd Jeff Sondheim. Approved

Sue Ettinger inquired about a larger street sign on 314 at the N. Entrance. It was discussed that this would need to be requested from the County or State. Need someone to ask the state Hwy.

Jay inquired about additional runway signs which are covered by the State Aviation Grant request.

Grounds Committee, Dave Hamann

Tractor repair was under budget at \$2,300.

Need for tax deferred number addressed – sent via email.

Help is needed for mowing

Architectural Review – Rick Chavez

Grissom's on Tammy Court have submitted a request to add 12x14 metal shed. Questions addressed whether shed was permanent or temporary. It was determined to be movable and not on a foundation. Additionally a concern was addressed as to if the location impeded a hangar being built on the lot in the future. It was determined it does not. Committee finds the requests meets all requirements and recommends approval.

Fleming's have submitted a request to construct 2 walls. One on the NE side that will be extension of an existing wall and one located on the backside of the house with a gate located on SW corner wall. No questions presented. Committee finds the requests meets all requirements and recommends approval.

Third submission postponed pending additional questions to be addressed by the committee

Kurt Young is requesting Fence @ South end blue hangars. Committee prefers not to make recommendation. Request will not be addressed while property is in violation of Court Order dated 09/12/1997. Order states per FAA requirements, property must have functioning obstruction lights in addition to providing proof of insurance naming MVAP additionally insured. Kurt Young's representative requested a copy of court order, Kurt Winker states he has previously sent copy. MTD Jerry Donovan motions to decline the proposal until conditions of the court order are met. Motion 2nd Jeff Sondheim. Motion to decline is approved. Copies of the court order have been supplied to Mr. Young.

Connected Groups

Hooey Representative Report, Bob Henning

AVGas \$5.69/gal

Jeff Sondheim has made deposit of the Hooey share disbursement. **E98 Av-gas** is the company doing business as Hooey.

EAA Representative Report, Rose Longmire

Next Young Eagles flights, 3/16/24 – Need golf cart volunteers

Field Trip with Canon Christian Academy Postponed until school conducts bus repairs

Fly in needs to be moved from Sept. to Oct. - Date TBD

Sound system & plaque was donated to women's group and EEA Chapter 530

EAA meetings are generally last Saturday's of each month @ 10am in Janke building

Committee Appointments – APPROVED

Planning – Matt Torres – Chair, Wanda Wilson, and Jay Janssen. The committee will coordinate with David Hamann as plans are developed regarding grounds and common areas.

Bylaws CC&Rs – David (MAC) McIntosh, Jan Marker, Craig Oresman, Wanda Wilson, and Stephen Fleming. Rick Chavez will participate as the Architectural Committee contact and Jerry Donovan is the Board liaison.

Use Fee Advisory – Jay Janssen, Rose Longmire volunteers as well as Jerry Donovan as board liaison

Motion to approve Committee Member Resolution as shown in the attached Committee Roster, as amended, by Jerry Donovan second by Jeff Sonheim. Discussion ensued and motion approved. Roster also contains functions, powers, and duties of each 2024 committee.

Unfinished Business and General Orders

Delinquency notices have been received from State Workforce Solutions dating back to 2020. This needs to be addressed ASAP as liens are currently in place. It was discussed that this issue should be moved to accountants. Jeff will work with the accountants to seek their assistance to resolve this issue.

New Business

No new business

Member Forum:

Rick Chavez presented question addressing in home businesses and if they are required to receive board approval. It was discussed that traffic and signage would be the only two issues needing addressed by the board.

Dave Hamann addressed his concerns with the future eligibility of the newly appointed Board Secretary, Sarah Mason as she is in the process of selling her residence. It was discussed that Sarah is still currently a homeowner until the sale of her house and is also the appointed representative for Tri-State General Contractors, a corporation owning property in the air park. Further discussion on this issue at a later date was suggested by Jerry Donovan.

Announcements for the "Good of the Order"

- Next meeting date and time **March 5, 2024 at 7:00 pm, Janke Building**
- Calendar for the MVAP is posted on the website

Adjournment

- There being no further business, meeting adjourned.

A MVAP Board of Directors Resolution Regarding Committees
May be adjusted later, as necessary.
Approved February 6, 2024

Be resolved that the MVAP POA Board appoints the following Committees and members:

Section 7.1 Appointments – The Board may, by resolution, appoint Members of the Association to committees with such functions, powers, and duties as the Board shall determine or as defined in approved committee charter. A non-Member may be asked to serve as a consultant to a committee. Each committee may have one director as a member who shall serve as a liaison to the Board. The following committees shall be considered standing committees: Architectural; Airport Operations; Operations; Bylaws, Covenants, Conditions, & Restrictions (CC&Rs); and Use Fee Advisory.

Airport Operations and Manager – Kurt Winker

Section 7.3 Airport Operations – Airport Manager Chairs this committee and is the contact for all tasks efforts regarding the Airport. Committee oversees and manages the runway, taxiways, airstrip equipment, Controls runway incursions, and NOTAMs. Reviews and revises Airport Operations Policy, Aircraft Census (works with Use Fee Advisory Committee), Airport SOP, Airport easements, and airstrip facilities. See Addendum Seven (7) of the Bylaws for Committee Charter and procedures.

Architectural Review – Rick Chavez, Chair

Members: Anne Stansell, Rickard Davis, Jan Marker, Dwight Jones

Section 7.2 Architectural Committee – Reviews improvements and planning for new construction and modification to properties in the Air Park. Reviews and modifies, as necessary, project approval procedures. Makes recommendations to Board based on Committee reviews. Participates in any Bylaws or Covenant, Condition, & Restriction (CC&R) revisions.

General Operations

Section 7.4 General Operations – Committee oversees and manages MVAP common use areas making recommendations to the Board regarding maintenance and operation. Committee Chair may be a Board Director. Members of this committee include the Grounds Maintenance Manager, Roads Team Coordinator, Planning Committee, and Janke Building coordinator. See Addendum Eight (8) for Committee Charter and procedures.

Common Area Maintenance and Grounds – Dave Hamann (until someone else steps up)

Mowing common areas, maintenance of “grounds” equipment, gopher control, gating of conservancy roads, railroad crossings

Roads – Kurt Winker (until someone else steps up)

Make recommendations to the Board regarding a phased plan for road maintenance, improvements, markings, and signs. coordination of such tasks with the Board and contractors.

Planning – Matt Torres – Chair Members: Wanda Wilson, and Jay Janssen.

Develops recommendations to the Board for improvements, changes and use conditions regarding Common areas and facilities belonging to the Association membership. Current project is to survey Association members and develop proposals for Common Areas (Park specifically) to be submitted to the Board as recommendations. Committee members shall coordinate with the Grounds committee (David Hamann) as plans are developed regarding grounds and common areas.

Bylaws, Covenants, Conditions, & Restrictions (CC&Rs) – Jerry Donovan, Board Liaison

Members: David (Mac) McIntosh, Jan Marker, Wanda Wilson, Stephen Fleming, Craig Oresman, and Rick Chavez will participate as the Architectural Committee contact.

Section 7.5 Bylaws and CC&Rs Committee – Recommends updates and changes to Bylaws and CC&Rs. Makes recommendations to the Board regarding the declaration enforcement/compliance procedures/process. Committee processes are outlined in Addendum Four (4) to these Bylaws.

Use Fee Advisory Committee – Jerry Donovan as board liaison; Members: Roswitha Longmire and Jay Janssen

Section 7.6 Use Fee Advisory – Standing committee made up of a representative sample of Members (3 commercial, 3 residential) whose purpose is to recommend the various use fees to the Board. The committee is also responsible for maintaining the **aircraft census** with the Vice-president as the board liaison. Committee processes are outlined in Addendum Six (6) to these Bylaws. Committee is authorized to contact property and aircraft owners to seek information as needed.