

**BOARD OF DIRECTORS MONTHLY AGENDA
MID VALLEY AIR PARK PROPERTY OWNERS ASSOCIATION
May 2, 2023**

Members Present: President, Clayton Stansell; VP, Mark Reyner; Treasurer, James Valverde; Secretary, Theresa Sorensen; MAL, Jeffrey Sonheim.

1. Call to Order

Pledge of Allegiance

2. Request additions to agenda

- * Cowans to address the issue of the trailer on their property
- * Community Trash Container
- * Show of appreciation to Craig Oresman for book and U.S. Flag

3. Request approval of meeting agenda, as modified.

4. Request approval of Minutes, as modified, from the April 4, 2023 meeting. Hard copy was provided on April 4, 2023.

5. Treasurer's Report. Hard copy provided for exact balances.

Mr. Young paid his \$10,000 past due account, and all four liens were released. There are two other properties currently delinquent.

6. Hooy Report

7. EAA Report

8. **Committee Reports:**

- * Airport
- * Grounds and Maintenance
- * Architecture
- * Roads

9. Unfinished Business:

- * Annual minutes approved and requested they be put on the MVAP website.
- * Community trash container.
- * Ditch cave-in.
- * C-130s flying over Mid Valley from 9:00 p.m. to 11:00 p.m.

Neighborhood poll indicates this is not an issue for most.

- * Is the tree on the Chavez property 10 feet from the property line.
- * Winnie Wood Park painting of basketball posts, goals, and lines. Crack Sealing needs to be done.
- * Lighted flag to be installed on Warren Janke Building.
- * FYI, no landscaping/mowing contractors are interested in taking on MVAP as a project.

10. New Business:

- * Community complaints about weeds along side of roads
- * MVAP Fly-In date to be decided.
- * Yield sign on Hathaway missing. Other signs to be installed as deemed necessary.

Hooey Report: Current 100LL price is \$5.60/gallon. □

Six shares are still available. □ If you are interested in purchasing one or more shares, contact either Paul Sorensen, Treasurer, or Kurt Winker,

Credit card system periodically inoperable and needed Kurt Winker's input to get it working. Computer improvements are being worked on.

EAA Report: Young Eagles date changed to May 13, 2023. The September 24th date will also be changed to September 16, 2023, due to Double Eagles' Land of Enchantment Fly-In.

The current schedule for up-coming Young Eagles' events are scheduled for September 16th, October 14th, and November 4th. The "Learn To Fly" event will be held on May 30th in the Warren Janke Building.

The Flight Simulator is up and running thanks to Jim Dudley, and tested by Jerry

Donovan flying a RV-10.

The Board president suggested that the EAA Chapter 530 Board schedule a firm date in the fall for the MVAP fly-in so we can start publicizing the event.

Airport Mgs's Report: A new maintenance agreement was signed by me with the State Aviation Division. They had forgotten about us. I have been waiting on many things to occur, and we need to make sure we have a grant because the window runs from March to March, and if you put something in before the grant is signed, they will not reimburse you. Once we have the required approvals, we will have another two-year \$20,000 maintenance grant. It is a 90/10 grant, which means we pay for the maintenance and are reimbursed for 90% of the approved cost.

I received notice regarding the grant request that I had put in for the parallel taxiway rebuild. Apparently if the grant exceeds a certain amount, it triggers additional requirements, such as engineering involvement. We have had no prior notice of this requirement, and those requirements will easily exceed the grants we were requesting, far extending the process time, requiring onsite drilling holes and core tests, et cetera. Rather than go that route, I decided to break the entire project down into three smaller segments. This approach will also make it easier on the flying public.

I have not heard anything back on the other two grants we applied for, realizing this is their busy time of years. They are working on it.

The weed growth next to the taxiways was over two feet tall, so I mowed all of that. I also sprayed for weeds on the taxiway, East/West northbound to the end. In addition, I sprayed weeds on the north barricade and around the court area and the park which is where we previously burned. Hopefully, this will retard future growth.

I replaced the U.S. Flag on top of the Stansell hanger. I will purchase new batteries for the solar charger because the current ones are a couple of years old.

We still have issues with prairie dogs and gophers, and I'm working on some different methods of ridding the park of their residence.

I received a call from the flight standards district office a couple of weeks ago advising they had received a complaint stating a King Air was doing a high speed, low level pass down Runway 36. I looked into whether that King Air had departed

Mid Valley, and my research indicated it had not.

The big Elm trees that were down there causing an obstruction between the railroad and the runway have been cut down.

Grounds & Maintenance: Dave Hamann spent \$310 on diesel fuel and submitted the receipt. The maintenance agreement has not been signed yet, so it is not reimbursable. Mowing will commence at 7:30 a.m. We have two new volunteers, John Bickham and Les Nokes.

Architectural Report: Rick Chavez we have a submittal from Matt and Terri Torres for a five-foot retaining wall around the perimeter of their property. It will be constructed of cinder block, colored to match the house. There were no objections from the adjoining property owners. The south wall will be approximately 70 feet from the center line of the East/West Runway. The covenants require the setback to be 90 feet from the center line of the runway; however, that was enacted before the Peters bought their house, and their fence was approved at the 70' instead of the required 90'. So the precedence had already been made with the Peters fence.

The Torres project was approved by the POA Board.

Roads: The scheduled meeting for an estimate for work to be done on Mooney and Elaine did not proceed because no one from the company appeared. It is my intention to follow up and get those estimates to find out how much it is going to cost (cracks, sealing and seal coat). and that will finish up the plan we had in mind previously. I will bring that information to the POA Board to find out if that is sufficient, or if more or less is preferred. As soon as I have those estimates in hand, I will forward them to the Board to determined what further action needs to be taken.

Other Business: According to Les Nokes, there appears to be a couple of semi-permanent campers located in Cowans' backyard on La Sombra. It was suggested to the Board that this was possibly in contradiction to the covenants. This is not permitted according to our bylaws.

Chris and Jennifer Cowans had a telephonic conversation with Board Present Stansell concerning an alleged occupied camper on their property for several months. The LaSombra covenants indicated that "No temporary building, shop, tent trailer, or unsightly structure shall ever be erected or maintained, provided that nothing herein contained shall prevent the erection of a shop or office structure by a contractor or builder during the bonafide construction."

It is Board Present Stansell's opinion that that occupied camper's presence is contradictory to the LaSombra covenants.

Mr. Cowan requested he be permitted to address the Board en masse and, therefore, appeared to address the Board. Mr. Cowan initially requested to table his address since the person who brought the violation was not present, but then decided to proceed with an explanation.

Mr. Cowan stated he believes there is no technical violation in terms of the neighborhood's covenants. According to Mr. Cowan, the bylaws state that a trailer can't be maintained on the property, and does not speak to whether it's occupied or not occupied, covered or uncovered. He indicated that, upon reading that language, every property owner on LaSombra who has a trailer on their property has to remove theirs, that the bylaws apply to everyone.

A further discussion on this topic is to be moved to the June Board Meeting.

Meeting Adjourned