

**MONTHLY MEETING
MID VALLEY AIR PARK MVAPOA
December 7, 2021**

Meeting called to order by Clayton Stansell, President. Board members present were Clayton, Meg Fleming, and Keith Wilson. Committee chairs present Dave Hamann, Bob Henning, Rose Longmire. Several MVAPOA members were also present.

Agenda. Changes are a new submission in Architectural Committee Report. In Unfinished business mailboxes. Also in Unfinished business need to ratify meeting when officers were appointed by the Board members. Under New business, Three Acres to the South of the Air Park and Anchorage Hangars continuing issue. Moved by Meg Fleming, seconded by Keith Wilson, that agenda be approved as amended. Passed.

Moved by Meg Fleming, seconded by Keith Wilson, that minutes be approved of November 2 meeting.

Treasurer's report submitted by Diane Kinney. Accepted and attached.

Committee reports:

Hooley Report, Bob Henning. Gas is \$4.85. Still cheapest in area.

EAA, Rose Longmire. \$560.00 allotted to chapter from Young Eagles. They will purchase a Flight Simulator Program and hardware to make it usable. Jack Hickman, Jon Wallace, and Paul Sorensen are going to assist in getting the hardware and software working so it can be used by the chapter and Young Eagles.

Committee Reports

Airport, Kurt Winker texted his report. The NM Aviation Division has the grant for refurbish work to be done on the north end of runway and taxiway. PNM power pole is still not complete, no news there.

Grounds and Maintenance, Dave Hamann. No report.

Architectural Committee. Meg Fleming. Tri State wants to extend their pads. Approved by Architectural Committee with concerns for the previously approved temporary fence. Both the current pad and the new pad are supposed to be temporary. Members are concerned that the temporary space is expanding without being screened. Much discussion followed on Tri States's request from Board that a substantial fence, that a substantial fence, temporary or not, but substantial, be built to enclose activity of the occupants of the hangar. Board members reported that they have had conversation with Tri State and work has begun on enclosing their properties. Moved by Meg Fleming, seconded by Keith Wilson that Board does not approve this submission because it does not include a fence/screen as required but covenants do say that board and committee come up with a solution to the problem and they can re-submit next month, but it is not an approval. Passed.

Board wants to remind members and construction folks about the rules and policies of MVAP. The Architectural Committee letter indicating approval of the project includes the rules of the MVAP. This was Keith's issue.

Roads, no report.

Unfinished business:

Ratify election. There have been no protests; so by the fact that there were no protests, Annual Meeting votes are ratified. Officers Clayton Stansell, president; Keith Wilson, vice president; James Valverde, treasurer; Deanne Wolf, secretary; John Bickham and Deb Denk, alternatives. The Board ratified this meeting.

Annual meeting. Moved by Meg Fleming, seconded Keith Wilson that we accept these minutes as amended to read 3400 linear feet rather than 3400 square feet. Passed.

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Report on Marking the Runways and Taxiways for Safety by Jay Janssen. People from outside the Air Park can possibly enter our property, be driving on taxiways and runways and never know. A great presentation followed. Much discussion and printed copy is included in these minutes. Jay Janssen's project proposal (lighting and more signage) would be at a cost of about \$1,000.00. Thanks, Jay. Meg Fleming also suggested signage on the road surface at different areas such as East-West intersection with Elaine. We will pass this whole project suggestion on to the airport manager and table to a future agenda, possibly January, 2022. Again, many thanks to Jay Janssen for a great report.

Drainage at south end of west side ditch is plugged up and there are road potholes at the railroad crossing. We have talked to the Conservancy. Just mentioned as a possible future problem. If not repaired there could be a flooding problem.

Mailboxes. Report on conversation with the Postmaster follows regarding the 5 cluster mailboxes originally installed in 2003. Repair and replacement will be done by the post office. Postmaster said letter on our stationery with responsible signatures will take care of the transfer. Thanks again to Keith for all his work on this project. Keith will submit a draft letter for approval by the Board. Need to get all spare keys from Bob Henning or other members in MVAP and give all parts, keys, etc., to Keith.

New business.

Three acres has been purchased by an individual. This individual would like to become an Air Park member. He's a pilot, wants to build his own home and possibly sell two lots. Name is Rob Devine. Needs to go on next month's agenda. Taking them in would mean full membership in the Air Park with full responsibilities and benefits.

Anchorage Hangars. Blue Hangars. Unpaid dues and unpaid special assessments. New Bylaws require all Commercial Operators and Members with Tenant Aircraft are required to submit an aircraft census. If owner doesn't do so, we can bill them for all available rental spaces. A letter to owners was discussed. Two letters will be generated by the Vice President for signatures by the Secretary to both current and former owner of the "Blue Hangars." One letter will discuss the delinquent invoices for dues assessments and fees. The second letter will address the current condition of the property, not in compliance with Commercial Restrictions. Covenants and bylaws about the aspects of this occupancy discussed. So in future Board needs to be assured of accurate census from owners. Letter to owners will be sent.

There being no further business, the meeting adjourned.

Deanne Wolf, Secretary