

February 7, 2023

MVAP Board Meeting Minutes

Members Present: President, Clayton Stansell (via phone); VP, Mark Reyer; Secretary, Theresa Sorensen; MAL, Jeffrey Sonheim.

Previous Minutes: To be approved at the March 11, 2023 meeting.

Agenda: Approved

Additions to Agenda: Confirm Fly-In dates.

Treasurer's Report: Checking account balance, \$124,587.40; money market, \$120,450.15; total of all accounts, \$245,037.55.

Hooey Report: Current 100LL price is \$5.29/gallon. Shareholders meeting Saturday, February , 2023, Janke Building. Six shares are available.

EAA Report: No EAA report. (Young Eagles, 3/11/23, Warren Janke Building)

Airport Mgs's Report: The PNM power pole has finally been removed! Kelly Inc. was the contractor on the job and did fairly well. The only problem is that PNM did not listen to our requirements for power to the runway lighting system. Because of that, Kelly followed the work order provided by PNM, and ran a big conduit with the electrical feed almost to the top of the beacon pole.

I have met with Kelly, PNM, and the State Aviation Division on this matter. PNM said that they would lower the power feed to the meter so that we can remove the beacon & cut off the top of the existing pole.

I have removed the old AWOS system, Pole and associated pieces that were over by this site. The new beacon pole will need some work to be able to utilize the other beacon I refurbished. We will try and proceed with that as soon as we are able.

The Fod-Boss system (to sweep the airfield) came in. I tested it with one run down the taxiway centerline and collected about 5-gallons of debris. I will work on sweeping the rest of the airfield as time permits. Maintenance grant reimbursement

for this item has been submitted to the State. The Fod-Boss is in the Airpark Building.

There have been numerous delays on the runway/taxiway painting project. Contractor scheduling and weather have not been very cooperative. We tried to start on the painting yesterday, but the wind came up higher than expected and we had to cancel. We will keep working on this.

We should have a bid soon to crack-seal, seal-coat, and repaint the runway. This will be submitted under one grant request for this year. The previously mentioned projects will be submitted after that.

The State Aviation Division asked me if the tree near the train tracks at the north 1/3 area of the runway was on DOT right of way. Why, Yes, It is! They offered to see if they could remove that tree as a safety precaution for the runway. I'll keep on that.

Just this week, we have had operations from the helicopter place-at Double Eagle, The Civil Air Patrol out of Albuquerque, The U.S. Air Force practicing with a PC-12, and numerous other aircraft dropping in for fuel. Yet another example of what "We" do for the flying public.

Hooey: Fuel sales are picking up a little. Pump Price is \$5.29/gallon right now. This may change as wholesale costs have gone up quite a bit since we last purchased fuel.

There have been at least three instances in the last 10 days of the Hooey computer re-booting. This slows down or, in one case, prohibits fuel sales. I have not found a cause yet, but am working on it. If you have an issue like this where it is acting up, don't hesitate to give me a call. So far, I have been able to fix it fairly quickly.

Roads: Talked with the contractor about this year's projects. We will get some preliminary bids on these fairly soon. I'll bring those to the board for discussion.

Airport Mgr's Note: Our airport manager reminded us that it is **imperative** to maintain a sufficient level of income in our bank account to pay for airpark grant expenses as these funds have to be paid for in advance as grant money is a reimbursable item.

Grounds & Maintenance: Special thank you to Jerry Donovan for help with the hydraulic cylinder for the Case tractor installation.

Went to John Deere to look at replacing our tractor. One option was a 75HP diesel, triple gang, \$80,000. The triple mower bed is as much as, or more, than the tractor. A 45HP, \$45,000, with a single mower bed, eight feet wide, \$8,000.

Architectural Report: One commercial submittal, 45 Elaine Drive, Three commercial Hangars located on the north and south side of the lot, as well as a future shop and Hangar which will be located east of the initial Hangars. Hangars are projected to be 40X40 each, times three and then times two, for a total of six. They are about 14 feet high, and they will be approximately 52 feet from the taxiway, and approximately 20 feet from Elaine Drive, The Hangars will have a white roof and gray body. Plans were approved by board. Need additional set.

Unfinished Business: Blue Hangars. Contacted county official, Mr. Myland, and Jeffrey Sonheim visited with him two days in a row. A copy of the contract was obtained. According to the contract, the property was sold to Kurt Young by Mr. Steinburg for \$325,000, with the balance due on April 12, 2023. At the end of that time, the ownership will flip over, assuming that everything has been paid. There is no mention of POA dues in the contract. Contact will be made with the current owner to collect unpaid dues. He has not responded to any of the Board's correspondence to him. It was decided a lien should be filed before the 1st of March. According to the POA bylaws, because the dues on the blue hangars are not current, no planes housed in those hangars are permitted to use the runway.

Meg Fleming, according to Jeffrey Sonheim, was very helpful in helping him understanding the history between the POA Board and the owners of the blue hangars.

Old Business: Update on Grounds Improvement Committee. More discussion on meaningful recognition of extraordinary community contributors. Neighborhood trash clean-up. Trash can for Winnie Wood Park, Aggie Peters.

New Business: Alternative solution to new farm tractor. Ventrac demonstration tentatively set for 3/20/23. Mound of debris in front of Taylor's larger hangar.

Meeting Adjourned