

**Board of Directors Monthly Meeting Minutes
Mid Valley Air Park Property Owners Association
January 2, 2024**

ORDER OF BUSINESS

1. **Meeting called to order** by the Chair (the President)
2. **Opening Exercises**, Pledge of Allegiance
3. **Roll Call**

Board members present: President, Meg Fleming; Vice President, Jerry Donovan; Secretary, Theresa Sorensen; Treasurer, Jeffrey Sonheim; Alternate, Ralph Chesire – yes a quorum of Board members is present

POA Members present: Kurt Winker, Tom (? Asney), Kurt Young, Bob Henning, Les Nokes, Angela Jenssen, Jay Jenssen, David McIntosh, Ralph Chesire, Dave Hamann, Rick Chavez, Terri Torres, Matt Torres, Rose Longmire, James Valverde, Ken Smith, David Franks.

4. **Adoption of the Agenda**

EAA Field Trip, By-laws Committee, Winnie Wood Park Committee, Secretary Resignation. Motion to accept agenda, with modifications, made by Jeffrey Sonheim, seconded by Theresa Sorensen.

5. **Reading and Approval of the Minutes** of the Previous Meeting(s)

- a. May be approved as read. b. May be approved with additions or corrections

Previous Minutes: The November 7, 2023, minutes were distributed at the Annual meeting (Saturday, November 18, 2023), and due to the amount of time between then and the January meeting, Meg Fleming summarized the minutes for those present. The issue concerning the chickens is a covenants issue and not a by-laws issue, and that correction should be made in the November 7, 2023, minutes. A motion was made by Jeffrey Sonheim, with correction, to approve the November 7, 2023, minutes, seconded by Theresa Sorensen.

The minutes from the Annual Meeting and special meeting, both held on November 18, 2023, have not yet been prepared because the secretary, Theresa Sorensen, has been ill from COVID.

The December 5, 2023 meeting minutes prepared by Mark Reyner were read and approved. They were also sent to Board members via email.

The December 15, 2023 meeting minutes prepared by Meg Fleming from a recording of the meeting were read. A motion was made by Jeffrey Sonheim to approve the December 15, 2023, minutes, seconded by Jerry Donovan. Approved.

A motion was made by Jeffrey Sonheim stating that upon the return of Mark Reyner and obtaining the results of the election that the election results be accepted, with corrections, seconded by Jerry Donovan.

Theresa Sorensen submitted her resignation, in writing via e-mail.

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

Jeffrey Sonheim: I would like to thank James Valverde for his immense help in the transition of the treasurer's duties. A deposit of \$24, 465 was made. A more detailed report will be made next month. Signature authority for physical checks needs to be accomplished for four board members, President, Vice President, Treasurer and Secretary. Electronic signatures needed, President, Secretary, Treasurer. A motion was made for these signature authorities by Jeffrey Sonheim, seconded by Jerry Donovan. Approved.

7. Officer's Report

President's Remarks: Meg Fleming: I want to thank the previous board members, Clayton Stansell, president; James Valverde, treasurer; Theresa Sorensen, secretary, for their support for this community.

I encourage air park members to serve on boards, and to contact any of the directors with ideas and/or calendar items. The board would also like to hear suggestions for improvements to the community.

I suggest the Winnie Wood Park Committee be renamed to the Planning Committee, and that committee meet and discuss projects to be presented to the board.

The board would like to develop a calendar for 2024 and is asking air park members to provide dates of events occurring in our community, surrounding communities, other air park communities, or any proposed events.

we need to update the website with current director's contact information

8. Reports of Standing Committees and connected groups

Airport Operations

Airport Manager's Report: Kurt Winker: The anemometer was replaced in the AWAS, and it is now working correctly. We are in limbo on everything else. The runway did not get cracked sealed but has been paid for by the end of the calendar year. We are in limbo for a while as to what comes up next with both that and the roads. That is my road committee report, too.

Operations:

Grounds Committee: Dave Hamann: Nothing is happening except we are working on getting the Jacobson tractor repaired.

Architecture: Rick Chavez: We have 1.5 submittals

The Fleming's would like to enlarge their hangar. The committee has no objection. Stephen Fleming: This is an informal submission because we want to make sure there are no large, technical issues before we move forward with full architectural drawings.

A motion was made by Theresa Sorensen that the preliminary drawing submitted by the Fleming's be approved, seconded by Jeffrey Sonheim. Approved.

The second submittal is from Mr. Kurt Young. We have a lot of problems with the blue hangars, break-ins and so forth, and the committee appreciates Mr. Young's proactive approach to kind of curb the break-ins. His submittal is for some fencing to go in and around the blue hangars to limit the access to the blue hangars from people going in, breaking in, and so forth. The entire committee has disapproved the submittal. The main concern is the access to the hangars for people who must have access to the hangars from the taxiway or the runway areas. That is the major concern, but there are other concerns vis a vis the air park which I will not address since they are not a part of the covenants. Mr. Young gave

a presentation to the board supporting his position on why his petition to the Architectural Committee should be granted. A motion was made by Jerry Donovan to not approve the architectural submittal from Kurt Young, seconded by Jeffrey Sonheim. Approved.

Hooey Representative Report: Robert Hemming: Current IOOLL price is \$5.60/gallon. Shareholders' meeting Saturday, January 27, 2024, Warren Janke Building 1:00 p.m. Kurt Winker: Of the 120 shares of Hooey stock, 114 are owned and the remaining six shares are available for purchase at \$1,000 per share.

EAA Representative Report: Rose Longmire:

The Young Eagle money that was generated last year was spent on buying four 4X8 tables. Otherwise, we did not have anything going on. We will provide you with the dates for our next Young Eagle by tomorrow. I am still working with the New Mexico Pilots Association to get more information concerning their events. I did contact the representative on the Railroad Club because most of those old tables belong to them, and they are going to discuss at their next meeting what should be done with the tables, and they will get back to me.

Field Trip: Sarah Mason: From talking with the teachers, my first initial reaction is March due to some bus repair issues. Rose Longmire: I just want everyone to be aware it will not be sponsored by EAA. It must be sponsored by.. the Mid Valley Air Park. It is a field trip to the park. I am asking for some volunteers who are willing to take up some of the kids that might want to fly. It will be handled like a regular school field trip. There are currently 16 children participating. Meg Fleming: Let's have the minutes show that there will be a field trip sometime in late winter, early spring from one of the local schools to the air park, and Rose will coordinate from the air park side, and any volunteers or people who are willing to help, either to fly kids, escort them, or show them their hangars/airplanes, will contact Rose.

Rose recognized Kurt Winker for flying 101 children for EAA Young Eagle Flights; a big round of applause.

9. Unfinished Business and General Orders

Direct the Treasurer (past and current) to work on issues related to IRS and the Taxes. Help from the Board, as necessary. Special concern is the MVAP non-profit status with the IRS.

10. New Business

Theresa Sorensen has submitted her resignation as Secretary via email. The email says effective immediately, however we need a motion to accept it, effective today (January 2, 2024). A motion was made by Jerry Donovan to accept her resignation, seconded by Jeffrey Sonheim. Approved.

For medical reasons, Ralph Chesire resigns, and the board nominates Sarah Mason as the new secretary. The motion was made by Jeffrey Sonheim, seconded by Sarah Mason. Approved.

Meg Fleming: State law requires that all new duly elected directors and officers of the property owner's association affirm that they have read the community documents, including the Articles of Incorporation, the By-laws, all three sets of covenants, and that they will uphold the community's documents and policies to the best of their ability, and will faithfully discharge their assigned duties. This document needs to be signed and given to the secretary.

President asked for a special committee to be formed, with the secretary's involvement, to locate and redistribute the directors' notebooks. There are two here. There are eight, but we do not know

where they are. The vice president is also supposed to help with that. Once they are located, they need to be updated. Motion died.

Appointments to committees is to be tabled to the February 6, 2024 monthly meeting.

Calendar for 2024 – start building and post what we have in a format the webmaster (Kurt) can post

11. Member Forum:

Jerry Donovan: I would like to see the minutes posted on the board out there so people that miss them can actually see them on the door right in front of the building, draft and approved copies. After extensive conversation, it was agreed that non-approved board minutes are to be published to the air park community via posting on the Warren Janke Building door and email.

Ralph Chesire and Jerry Donovan request permission to install heat in the Warren Janke Building. Jerry represented he and Ralph will donate some of the materials and labor to accomplish this task, and any further expenses are not to exceed \$500.00. Actual ownership thereafter will be the MVAPPOA, Jerry Donovan made a motion to install heat to the Warren Janke Building, and cost of such installation not to exceed \$500.00, seconded by Jeffrey Sonheim. Approved.

A POA member has requested an update regarding the “blue hangars at the southern end of the field.

12. Announcements for the "Good of the Order"

Meg Fleming: In addition to the four tables purchased by EAA Chapter 530; There are four other tables, so there are now eight new tables. One was donated in Larry Longmire’s name. Two of them came from the Ladies Association, and one donated by the Fleming’s.

Next meeting will be February 6, 2024 @ 7:00 pm here in the Janke Building.

13. Adjournment; There being no further business, meeting adjourned.