

**Board of Directors Monthly Meeting Minutes  
Mid Valley Air Park Property Owners Association  
March 5, 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
- POA Members present: Matt Torres, Terri Torres, Rose Longmire, Jan Marker, Stephen Fleming, Les Nokes, David Hamann, Rick Chavez, Jay Janssen, Bob Henning, Kurt Winker, David McIntosh

**Adoption of the Agenda**

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

**Officer's Report**

- Working on getting committees functional. Bylaws & architectural are full. Dave to be added to planning committee. Emails sent to all committee's members. Many committees still in need of chairs. Meg requests to be notified if she should appoint chairs.
- Meg to piece together addendums to bylaws
- No comments from VP

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

- Previous minutes approved as follows:
  - 11/18/23 – Meg MTA/Jerry 2nd – Approved
  - 1/2/24 – Jeff MTA/Jerry 2<sup>nd</sup> – Approved
  - 2/6/24 – Jeff MTA/Jerry 2<sup>nd</sup> – Approved as corrected

**Treasurer's Report, Jeff Sonheim**

- Money coming in however non has been disbursed.
- Diane Kinny to spend time with Jeff to address concerns and issues.

**Issues Discussed:**

- Taxes needing to be filed.
- Non-Profit status has been rescinded. Larry Fowler (accountant) has agreed to help resolve issue at no charge. Meeting schedule 3/14 with Jeff & Larry to discuss.
- Workforce Solutions bill. Getting response from workforce solutions has been challenging. Jeff has received call back from Geraldine but unable to connect. Will continue efforts.
- Need signers to go to bank
- MVAP Account Balances

- \$142,449.02 Checking
- \$120,835.19 Money Market

## **Reports of Standing Committees and connected groups**

### **Airport Operations**

- Kurt Submitted bid for runway seal & repair \$60,583.60. Grant was submitted to State. Waiting for response.
- Cell Tower Issue – Contact made. Kurt Discovered FFA changed requirements resulting in light not being required. Kurt to ask if tower owners will put light on regardless.
- Lights @ grain elevator now working
- Survey Inspection being conducted next month. Need aircraft census update. Last inspection comment was that runway was looking as if repairs would be needed soon but not immediately.
- Ditches are clean – Thank you Dave Hamman
- Blue hangars continue to be an issue – tenant was playing “catch” w/ dog on runway.
- Concerns of people loitering on E/W runway leading to questions regarding potential repercussions
- Dave Hammon taking emails to city regarding obstruction & asphalt
- Herzog to repair light at railroad crossing

### **General Operations:**

#### ● **Roads, Kurt Winkler**

- No significant changes.
- Stop signs up
- Time to purchase pothole filler with weather warming.

#### **Grounds Committee, Dave Hamann**

- Tractor is back. Mostly fixed with few remaining hard to find parts. Air hose, etc.
  - Repairs under budget @ \$2,169.20

#### ● **Planning Committee**

- Several suggestions made (see attached). Board has requested research be done to determine costs.
- Survey needs to go out – Sarah Mason to send electronically

### **Architectural Review – Rick Chavez**

- Wallace – Requesting replacement of chain link fencing with 6’ block wall. Aesthetics to match home. Recommended to allow 45’ opening for future hangar access. Recommended
- Suzie – Block wall @ N. side connected to Chavez. 6’ sheet metal to connect with Torres back yard. Latilla fence on North side of Torres. – Recommended
- Chavez’s requesting concrete pad between hangar & south wall within property lines. – Recommended

### **Connected Groups**

#### ● **Hooey Representative Report, Bob**

- AVGas \$5.44/gal
- No other report

#### ● **EAA Representative Report, Rose Longmire**

- Next meeting 3/30/24 w/ Dave Roberson’s presentation on engine maintenance
- Field Trip w/ Los Lunas Elementary & CCA still pending

#### ● **Bylaws & Covenants – No report**

## **Unfinished Business and General Orders**

### **New Business**

- No new business

### **Member Forum:**

- Concerns regarding new buyer's intended use of property located at 43 Elaine. Need to investigate the use and any rights MVAP has to protest against uses considered a disturbance to neighboring properties.
- It was determined that the property line(s) for the blue hangars are not clear & identified. Research needs to be conducted to determine the actual property lines.
- The pressing need to update the covenants & bylaws was discussed in order to preserve the future of MVAP
- Letter to Kurt Young regarding lapse in insurance, graffiti on property and non-functioning light on building needs to be drafted. – Letters have been previously sent but left unclaimed. Discussion as to the laws regarding notice delivery.
- Potential Improvements and uses to Winnie Wood Park discussed.
- Discussion regarding impressions given to potential home buyers in neighborhood.

### **Announcements for the "Good of the Order"**

- Next meeting date and time April 2, 2024 at 7:00 pm, Janke Building
- Calendar for the MVAP is posted on the website

### **Adjournment**

- There being no further business, meeting adjourned.