

## **Second Annual MVPPOA Membership Meeting Minutes (Draft)**

Mid Valley Air Park Property Owners Association

November 15, 2018, 7:00 PM

Warren Janke Building

65 Elaine Dr.

### **Call meeting to order / Pledge of Allegiance**

### **Explanation of purpose** of Second Annual meeting

**Board Members present:**      President – Les Nokes                      Vice President – Rose Longmire  
   Treasurer – Diane Kinney                      Secretary – Jack Hickman  
   Member at Large – Yamil Quinones      Alternate – Meg Fleming

### **Introduction of Guest**

Approximately 25 members were present

**Approval of meeting agenda** – R. Longmire moved to approve as posted, seconded by D. Hamann – passed

**Reading and approval of October Annual Meeting Minutes** – Approved as previously distributed

**Hooey Board Representative report** – no changes since the October meeting

**EAA Representative report** – Last Young Eagles event was October 20, 2018

### **Committee Reports**

Airport Manager (Kurt Winker) – no changes from the annual meeting report of October 20, 2018

Runway (Les Nokes) – A firm reminder to all residents to not park on the East-West runway and try not to drive across it. If crossing is necessary, look for aircraft. D. Hamann indicated that he has purchased and installed decals for two of the yellow cones to post that turning left across the runway is not allowed.

Architectural Review – Need a Chair for this committee. Rick Chaves agreed to continue as Chairman of this committee. Question was raised regarding the construction next to the Murray's Hangar. Need to find out.

Grounds and Maintenance (Dave Hamann) – The Case tractor needs a tire repair or new tire. D. Hamann noted that help with weed whacking will be needed near the end of November. Need some residents to step up.

Planning – need a chair for this committee

Roads (Les Nokes) – need a chair for this committee – During the next several weeks residents will see a paving company working on the roads. Sue Ettinger asked if some sealing of the roads can be done to prevent deterioration. L. Nokes indicated not at this time, the current contract calls for replacing some of the crumbling asphalt and then sealing cracks on the roads. L. Nokes indicated that the current paving company is willing to trade the sweeper for future in-kind sweeping work.

### **New Business**

Treasurer's **annual** report (Diane Kinney)

Presentation of the 2019 Budget—The budget proposal was presented to the membership present. D. Hamann moved to accept the 2019 Budget as presented; S. Bickham seconded. The budget was discussed in detail, the amount being carried over at the end of the year being the principle point of discussion. The motion to approve the budget as presented passed without changes. The approved 2019 budget is follows.

2019 MVAP BUDGET (proposed)			
<b>INCOME</b>			
Annual Association Dues	<b>#</b>	<b>Rate</b>	<b>Proposed</b>
Residential	93	\$350.00	\$32,550
Commercial	27	\$350.00	\$9,450
Off airport properties, full contribution	2	\$350.00	\$700
Yankee Trust Property Settlement			\$22,500
Late fees, interest on accounts, payment plan fees, penalties			
Building fund			
Tenant aircraft (62% rate)	40	\$217.00	\$8,680
Tenant aircraft (35% rate)	3	\$122.50	\$368
Special assessment (if approved)	122	\$150.00	\$18,300
Subtotal Dues & Assessments			\$92,548
Interest income, money market account			\$96
Misc. income (HOOEY dividend and donations)			\$500
Total Proposed Income			\$93,144
<b>EXPENSES</b>			
Accounting Expense			\$1,500
Building fund –including electricity & Taxes			\$1,000
Common area grounds maintenance			\$400
Electricity (runway, AWOS)			\$300
Insurance			\$3,400
Legal Expenses			\$2,000
Misc. Operating Expenses			\$200
Office supplies (postage, printing, equipment)			\$500
POA Owned Equipment maintenance or replacement			\$2,000
Roads-Auto plane drives/taxiways maintenance			\$50,000
Roads-Runway, taxiway, Elaine maintenance			\$30,000
Taxes, property			\$2,500
Website			\$150
Total Proposed Expenses			\$92,450
Financial Accounts			<b>Current</b>
Money Market (9-30-18)			\$95,922.67

Checking Account, sub-accounts below			\$102,568.98
Roads		\$32,357.12	
Runway		\$49,194.87	
Special Assessment		\$19,225.50	
Warren Janke Building Fund		\$1,791.49	
Current bank account balance total			\$198,491.65
Expected 2019 income			\$93,143.50
2019 financial resources available before proposed expenses			\$291,635.15
2019 balance available after proposed expenses			\$199,185.15

**Vote for approval of the annual dues** – D. Warwick moved to keep the annual dues at \$350.00 D. Hamann seconded – Open discussion – motion passed

#### **Election of 2019 Board of Directors**

Nominations – the following individuals were nominated and accepted the nomination: Deanne Wolf, Ray Sanchez, and Keith Wilson

Voting by the 68 MVAP POA members present resulted in the following results:

Deanne Wolf = 55, Ray Sanchez = 12, and Keith Wilson = 53. Congratulations to new board members Deanne and Keith

#### **Meeting adjourned**

Announcement that the Board will not meet in December as is the usual practice. The next Board of Directors meeting will be the first meeting of the newly constituted Board to be held January 15, 2019 at 7:00 pm at the Warren Janke Building.

The current and new members of the MVAPPOA board met just after the annual meeting to select board members to fill positions on the board (as directed by the Bylaws). The following will comprise the Board of Directors for 2019 with terms to begin on January 1.

President – Les Nokes

Vice President – Meg Fleming

Treasurer – Diane Kinney

Secretary – Deanne Wolf

Member at Large – Yamil Quinones

Alternate – Keith Wilson