

**Board of Directors Monthly Meeting**  
Mid Valley Air Park Property Owners Association  
August 7, 2018 7:00 PM

Call meeting to order / Pledge of Allegiance

**Board members present:** Les Nokes, Rose Longmire, Jack Hickman, Diane Kinney, Yamil Quinones and Meg Fleming

**Committee Chairpersons/Representatives:** Kurt Winker

**Introduction of Guests** – MVAP members (guests) present were: Richard Leonardo, Ralph Chesire, Art Harrington, John Bickham, and Stephen Fleming

**Approval of meeting agenda**– J. Hickman moved, R. Longmire seconded, approved

**Approval of posted, draft minutes**– J. Hickman moved, D. Kinney seconded, approved without changes

**Treasurer's report** – reported by D. Kinney

D. Kinney provided the spreadsheet below as the monthly report

| MVAP Accounts      | June 1, 2018 through June 30, 2018 | Opening Balance | Credits    | Debits    | Ending Balance |
|--------------------|------------------------------------|-----------------|------------|-----------|----------------|
|                    |                                    |                 |            |           |                |
| Money Market       |                                    | \$95,898.50     |            |           |                |
|                    | Deposits                           |                 |            |           |                |
|                    | Withdrawals                        |                 |            | \$0.00    |                |
|                    | Interest earned                    |                 | \$8.14     |           |                |
|                    |                                    |                 | \$8.14     | \$0.00    | \$95,906.64    |
|                    |                                    |                 |            |           |                |
| Building Fund      |                                    | \$1,870.64      |            |           |                |
|                    | Deposits                           |                 | \$20.00    |           |                |
|                    | Utilities (electricity)            |                 |            |           |                |
|                    |                                    |                 | \$20.00    | \$0.00    | \$1,890.64     |
|                    |                                    |                 |            |           |                |
| Roads              |                                    | \$32,441.12     |            |           |                |
|                    | Deposits (Dues)                    |                 |            |           |                |
|                    | Withdrawals                        |                 |            |           |                |
|                    | Total Roads                        |                 | \$0.00     | \$0.00    | \$32,441.12    |
|                    |                                    |                 |            |           |                |
| Runway             |                                    | \$69,276.54     |            |           |                |
|                    | Deposits (Dues & Runway Fees)      |                 |            |           |                |
|                    | Utilities (electricity)            |                 |            | -\$19.55  |                |
|                    | Larry Guggino                      |                 |            | -\$260.55 |                |
|                    | Diane Kinney                       |                 |            | -\$10.00  |                |
|                    | Rose Longmire (Road signs)         |                 |            | -\$191.59 |                |
|                    | Total Runway                       |                 | \$0.00     | -\$481.69 | \$68,794.85    |
|                    |                                    |                 |            |           |                |
| Special Assessment |                                    | \$15,045.00     |            |           |                |
|                    | Deposits (Assessments)             |                 | \$3,575.00 |           |                |

|  |                          |  |            |        |              |
|--|--------------------------|--|------------|--------|--------------|
|  | Withdrawals              |  |            | \$0.00 |              |
|  | Total Special Assessment |  | \$3,575.00 | \$0.00 | \$18,620.00  |
|  |                          |  |            |        |              |
|  | Total Checking           |  |            |        | \$121,746.61 |
|  | Total Money Market       |  |            |        | \$95,906.64  |
|  |                          |  |            |        |              |
|  | Total of all accounts    |  |            |        | \$217,653.25 |

D. Kinney contacted Amanda Davis of Business Solutions by Design, LLC, a CPA in Albuquerque who presented a proposal to the board last year. D. Kinney asked for a quote which included hosting the accounts in an online Quick Books, doing a reconcile of accounts twice a year. The quote came in at \$500/year to do these things. This quote does not include completing and filing required Tax documents.

Larry Filener and his company are still hosting the MVAP books in an online Quick Books account. D. Kinney requested L. Filener provide to MVAP a written proposal of financial services upon which the board could vote. D. Kinney will present proposal upon receipt.

R Longmire moved report be approved, J. Hickman seconded –approved

**Hooey Board Representative report**–Kurt Winker, presented

Fuel price remains at \$4.47/gal.

Received a new load of unbranded fuel from the new supplier. New credit card services are operational. However, still figuring how the discount structure will work.

**EAA Representative report**– Rose Longmire

Next Young Eagles is Saturday, October 20; rain date is October 27. Date was moved due to potential conflict with Balloon Fiesta (October 6-14) R. Longmire indicates that the July 14 event had to be canceled on short notice due to unavailable planes and pilots. If you wish to participate, or need information to spread the word, contact R. Longmire. As at previous Young Eagle events breakfast will be offered and donations will be accepted.

**Standing Committee reports**

|                        |             |         |               |
|------------------------|-------------|---------|---------------|
| Committee              | Chairperson | Present | Board Liaison |
| <b>Airport Manager</b> | Kurt Winker | present |               |

As always, if members are aware of issues, please let K. Winker know. No issues currently. K. Winker is still looking into the Position Approach Path Indicator, has made contact with e-bay seller, waiting on a response.

K. Winker indicated that moving the beacon and removal of the poles may occur in the near future. Several pieces need to still be worked out. The beacon would be moved to the east-side of the runway; placed on the Hooey property's pole.

Reminder, again that when mowing the runway or taxiway one should have a spotter (with a radio).  
More on this in grounds

**Runway** Les Nokes present

After discussions with the MVAP lawyer, a motion was made to rescind the June 5, 2018 board vote to expand the main runway. D. Kinney so-moved and J. Hickman seconded. Motion to rescind approved.

New motion – R. Longmire motioned and the MVAP board agreed to accept an offer to widen the 36-18 paved runway upon receipt of a mutually acceptable written proposal. After agreement has been made in writing, widening the runway will be scheduled. Y. Quinones seconded and a discussion regarding the process of accepting such a proposal ensued. Discussion ended with passage of the new motion. Members of MVAP with concerns or questions should submit those to any member of the board for consideration as the agreement is developed.

**Architectural Review** (Need a Chair for this committee)

It is noted that a property on La Sombra has installed a pool without properly notifying the MVAP board (should have been presented to the Architectural Committee). Secretary will draft a letter to be sent to this property informing them of the requirements in their agreement to the covenants. Letter will be approved by board and sent under President's signature. A courtesy copy will be provided to Valencia County.

Secretary will draft a letter to be sent to 510 Luscombe regarding failure to control animals (keep them on the property); informing them, again, of the requirements in their agreement to the covenants to secure animals to the property; and requesting removal of the goat because Valencia County animal control considers a goat to be livestock and general livestock violates the La Sombra covenants. Letter will be approved by board and sent under President's signature. A courtesy copy will be provided to Valencia County (animal control and livestock inspector).

**Grounds and Maintenance** Dave Hamann not present

A suggestion was made to add mowing dates and times to the AWOS or in a NOTAM to assist in informing pilots that the mower, tractor, or sprayer might be near the active runway and taxiways. This would be in addition to having a spotter with a radio when mowers are active for safety.

It appears that it is time to mow again in several locations. Volunteers are needed to assist in this effort. Need spotters too.

**Planning** (Need a Chair for this committee)

Based on several months of identified issues, amending (changing) the covenants, restrictions, and/or the bylaws may be necessary to address current issues and concerns being brought before the board. A planning committee to do this could be considered. Need a volunteer to lead this process.

**Roads** (Need a Chair for this committee) Les Nokes

To assist in informing traffic using the ditch bank that they are approaching a potentially active runway (East-West) R. Longmire suggested that signs be place near where the ditch roads cross the runway.

| <b>Old business</b> | Contact/Reported by | Present |
|---------------------|---------------------|---------|
|---------------------|---------------------|---------|

|                                       |          |         |
|---------------------------------------|----------|---------|
| <b>Air park property liens status</b> | L. Nokes | present |
|---------------------------------------|----------|---------|

The board is working with lawyer L. Guggino to resolve the Yankee Trust Liens and delinquencies. The son of previous Yankee Trustee, Keenan, now has control of the property and is trying to find a seller or other resolution so that it is not foreclosed.

|                        |             |             |
|------------------------|-------------|-------------|
| <b>Culverts/Drains</b> | D. McIntosh | not present |
|------------------------|-------------|-------------|

no report

|                        |            |         |
|------------------------|------------|---------|
| <b>Traffic Control</b> | S. Fleming | present |
|------------------------|------------|---------|

still working on several avenues

|                                  |           |             |
|----------------------------------|-----------|-------------|
| <b>Railroad Silent Crossings</b> | D. Hamann | not present |
|----------------------------------|-----------|-------------|

no report

|   |            |         |
|---|------------|---------|
| <b>Warren Janke Building Use Policy</b> | J. Hickman | present |
|---|------------|---------|

J. Hickman passed out, for review, copies of a proposed Use policy and operations manual (two sections of one document) for the Janke Building. The board needs to review, develop suggestions, and comment back to M. Fleming or J. Hickman prior to the September board meeting.

| <b>New business</b> | Contact/Reported by | Present |
|---------------------|---------------------|---------|
|---------------------|---------------------|---------|

|   |                         |  |
|---|-------------------------|--|
| <b>Annual Meeting date, planning, and special meeting</b> | M. Fleming & J. Hickman |  |
|---|-------------------------|--|

Originally on the calendar for October 6, 2018; it was agreed to move the meeting to October 20, 2018 after the Young Eagles event to avoid conflicts with the Balloon Fiesta.

Regarding the special assessment – J. Hickman motioned that the 2019 special assessment be set at \$150.00; R. Longmire seconded; and motion was approved. This special assessment will be the sole item on the special meeting agenda (to count ballots and announce outcome of vote). The special meeting will be held immediately after the annual meeting.

J. Hickman will send out a notice requesting nominations for the board. L. Nokes and R. Longmire will canvas some residents to find potential candidates. Nominations may also be accepted from the floor. J. Hickman identified, he will not be seeking a seat on the board. There will be two slots for which members will need to vote.

Reminder, any MVAP member in good standing may provide proposals or topics for the annual meeting agenda. However, the final agenda must be announced to all members 30 days prior (meaning September 20) to the annual meeting.

D. Kinney will make address labels for the necessary mailings, identify which members are eligible to vote, and how many votes each property is allotted.

J. Hickman will get the envelopes for the mailing and special ballot. He will also up-date the special assessment and board member ballots. He will also develop a final agenda for the annual meeting.

R. Longmire volunteered to take the lead regarding refreshments for the annual meeting.

Some discussion was had regarding the \$100.00 incentive drawing to increase attendance at the meeting. No action was taken or motion proposed.

**Pets/animals not staying on home property** – see Architectural Review section above

**Pintarelli land** – three lots just to the south of MVAP. L. Nokes was contacted by a real estate agent checking on MVAP interest in these properties. The agent indicated that the asking price was \$242, 000 for each lot. Suggestion was made that the agent and owner be made aware of the county ordinance concerning the runway and encroachments of airspace.

**The next Board of Directors meeting** will be held Tuesday, September 4, 2018, 7:00 pm at the Warren Janke Building.

Motion to **adjourn** –motioned –done.