Minutes of the Annual Meeting, Van-Aire Skyport Association
Date: January 22, 2006
Time: 1:30 pm
Location: Green Valley Grange
In Attendance: Roll Call vote was taken to verify quorum.

1. Meeting was called to order by Board President, Dave Werner at 1:40 pm.

2. New Board President, Howard Hillman, began the meeting by making a special presentation to Everett Aden. A plaque made with the following inscription was presented him to express the special appreciation the Van-Aire residents have for over a quarter century of service by Everett to the HOA as Secretary / Treasurer of Van-Aire Skyport Corporation:

Everett "Ev" Aden

With appreciation for your dedication and support to Van Aire Skyport Corporation, your contribution to our way of life is unmatched. You have shown outstanding leadership at every turn, your guidance has never gone unnoticed.

The writer Lewis H. Lapham once remarked *" Leadership consists not in degrees of technique but in traits of character; it requires moral rather than athletic or intellectual effort, and it imposes on both the leader and the follower alike the burdens of self-restraint."*

The example that you have offered over these many years of service is one of conscientious dedication to the task at hand. Just as you served our great republic in her time of need you continue to serve your fellow man in all aspects of your life. We will continue to be eternally grateful for your contributions and for the privilege of being able to call you "Neighbor."

May God continue to bless and keep you in all of your endeavors…

With great appreciation from the board of directors and your neighbors at Van Aire, God's Speed to the best pilot to ever push in the throttle… "CHEERIO!!!"

2. Roll call was taken to verify quorum.

3. Minutes of the last meeting were read by Everett Aden. Steve Dyer moved and it was seconded by Ron Benell that the minutes be approved.

4. The President's Report was given by outgoing president Dave Werner.
    A. A summary was given of some of the issues and projects during 2005. Appreciation for an exceptional job on runway maintenance, seal coat(s) and crack filling was shown for Russ Emick, Ken Eisemann, Ron Benell, Ben Watson and others.

B. Also, Dave thanked several who had volunteered for work during the year including Vince Phelps for mowing the common area several times (ed. Note, this is approx 39 acres of mowing).

C. 3% increase of annual assessment was approved by the Board for fiscal year 2006 only. Question by Marty Wells was clarified by Vince via quote from the by-laws.

Motion by Russ Emick, 2nd by Tim Morgan to accept president's report. Motion passed.

5. Treasurers Report of Receipts & Expenses was made by Ev Aden. No comments. Rod Brown moved and was seconded by Susan Hillman to approve report, passed.

6. Audit Committee Report was made. They met on Jan 12, 2006. Carolyn Jackson, Peggy Henke and Floyd Snyder report "everything is in good shape."

7. Runway Maintenance Committee Report was made by Russ Emick. Russ reported we actually got 3 coats of sealer on the runway and 2 coats on the taxiways. He recommends the crack filler be applied annually. He is looking for a different filler material that will maintain during a wider temperature variation. He commented on the approximate costs involved in replacing asphalt. The runways and taxiways were last paved 13 years ago at a cost of $176,000 and today the same 2" overlay with petromat underlay the total according to the contractor, Brannan Sand & Gravel has doubled to a total of $352,000. Russ feels we will need to repave in 10 to 13 years. Howard Hillman pointed out the work done this summer was "a great job in quality of work and in materials."

8. Bobby Green reported the Architectural Control Committee had nothing to report at this time.

9. The Nominating Committee Report was made by Helen Gaines. Members present were Helen, Kerry Shaklee and Ed Gann at their October 27, 2005 meeting and the nominees were selected. Nothing further to report.

10. Unfinished Business

A. Discuss Russ Emick 's motion on the floor from last years meeting regarding the permanent 3% annual increase of assessment. From the floor it was asked that Vince or Helen explain why the show of hands vote was illegal. Helen restated the reason. Howard stated the decision was made to bring it up again at this meeting rather than decide the issue again based on the mailed out ballots.

Howard asked to have input and discussion regarding Russ' motion last year for the permanent increase.

--Russ moved that we have another 3% increase for the following year, '07, or the amount of the increase in the Consumer Price Index, whichever is greater, as the by-laws provide.

--There was discussion whether a vote is actually needed as the board is already authorized on this issue. Comments were made indicating this would direct the board regarding the group's wishes.

--Tim Morgan moved to do the same. Second by Steve Dyer. Many comments about need for 3%, the need for more and the need for less. One comment was made that we might consider repaving now to get ahead of additional price increases.

--Ken Eisemann made the final modification to the motion on the floor; that increases be stopped at the time we have acquired $500,000.00 total cash on hand. Maureen Bendure seconded the motion as amended.

--Tim approved the changes to his original motion. The amended motion was then seconded by Perry Miller.

--A ballot vote was conducted and counted by two "volunteers," Susan Dyer and Maggie Adams. The motion passed by 45 to 23.

11. Election of nominees was held . The results were:
Board of Directors: Marty Wells, Ryan Bendure
Secretary/Treasurer: Bill Teater
Audit Committee: Everett Aden, Helen Gaines, Susan Dyer
Architectural Control: Bobby Green, Terry Jackson, Bob Gaines

12. New Business

A. Extra report by Tim Morgan. Tim recommended the board contact a water consultant to advise us regarding the Lemke well water transfer project between I-76 and the railroad. He further discussed plans for development of property adjacent and north of Van-Aire. He suggests the board be proactive regarding the development issues.
For these reasons Tim suggests we change the budget line item, Legal, be changed to Legal/Consulting and increase the budget amount this year to $5,000.00.

Budget Approval
Motion made; then seconded by Steve Dyer to approve the budget as submitted.
Discussion:
Tim Morgan moved the modifications in the budget be made:

Legal/Consulting line change be made with an increase to $5,000.00 total;
and the Runway Maintenance be increased to $6,000.00 total.

Second by Charlie Buscher. Motion passed.

Charlie Buscher suggested the board contact the State of Colorado to acquire a grant to purchase the Green property to the southeast of Van-Aire or that we consider purchasing it.

Ken Eisemann suggested in the future we schedule the annual meeting for the week before the Super Bowl.

Ron Benell moved to adjourn, seconded and passed. Meeting adjourned at 3:55 pm.

Respectfully Submitted,

William E. Teater,
Secretary/Treasurer