Minutes of the Annual Meeting, Van-Aire Skyport Association
Date: January 28, 2007
Time: 1:30 pm
Location: Brighton Recreation Center
In Attendance: Roll Call vote was taken to verify quorum.

1. Meeting was called to order by Board President, Howard Hillman at 1:48 pm.

2. Roll call was taken by Bill Teater to verify quorum and to certify proxies.

3. Board member Marty Wells provided the proof of notice of the meeting.

4. Minutes of the last annual meeting were read by Bill Teater. Ed Gann moved and it was seconded by Perry Miller that the minutes be approved. Motion passed.

5. The President's Report was given by President Howard Hillman.
   A summary was given of some of the issues and projects during 2006. The VASC accounting has been set up in QuickBooks allowing for additional and easier reporting. Appreciation for an exceptional job on runway maintenance was shown for Russ Emick, Ken Eisemann, and others. New "No Trespassing" signs have been installed in several appropriate places around Van Aire in the interest of safety and liability. Also, Howard thanked several who had volunteered for work during the year including Vince Phelps for an outstanding job mowing the common area several times as well as Russ Emick and Roland Ochs who worked on snow removal during the year. Howard also had several movies shown at the picnic area last summer, and even supplemented the evenings with popcorn. It was moved by Tim Morgan and seconded by Ron Benell to approve the President's report. Motion passed.

6. Treasurers Report was made by Bill Teater. After a couple questions, it was moved by Eldon Adams and seconded by Susan Hillman to approve the Treasurer's report. Motion passed.

7. Audit Committee Report was made by Susan Dyer. The committee of Susan Dyer, Becky Gann and Sharon Lewis had met and reported all records appear to be in order. Motion by Tim Morgan and second by Perry Miller to approve the report and the motion passed.

8. Ed Gann suggested we form a permanent Audit Committee of qualified accounting people but it was considered inappropriate per the bylaws as pointed out by Marty Wells.

9. Howard Hillman asked Russ Emick to report to the membership on the condition of the runway. Russ stated the seal coat should be good for a at least couple more years but the crack filling is an on going project and should be done regularly.

10. The Architectural Control Committee report was made by Terry Jackson and he reported there was no activity during the year.

11. The Nominating Committee Report was made by Helen Gaines. She stated the committee met and the nominees were selected.

12. Cindy Morgan moved that the Nominating Committee board member representative be responsible to give all members of the committee adequate notice, be it 30 or 90 days prior to the meetings so members may be properly prepared, as at least 2 of the members weren't notified at all this year. After some discussion it was seconded by Charlie Buscher and the motion passed unanimously.

13. Unfinished Business

A. Tim Morgan reported on the tentative sale of the Sack property to the north of Van Aire. The City of Brighton intends purchase it primarily for the water rights, possibly water storage and to use it as open space. He also discussed the water project along 160th Avenue between I-76 and the railroad. Howard stated the 30' to 60' deep wells in that area are not an issue for us but the deeper wells to the east are as they are drawing off a great deal of water.

B. Howard stated the Consumer Price Index wasn't used to calculate the assessment increase for 2007, only the 3% minimum was considered. The CPI we found out is issued several weeks after the assessment decision must be made. In the future the year to date index value at the end of the third quarter will be used to determine the coming year assessment.

14. Election of nominees was held. The results were:

Board of Directors: Brandon Jewett, Vince Phelps, and Howard Hillman
Audit Committee: Everett Aden, Helen Gaines and Susan Dyer
Architectural Control: Jerry Sisk and Doug Kroll
Nominations for the Nominating Committee were requested from the floor by Howard Hillman. Ron Benell nominated Ed Gann. Ed Gann nominated Helen Gaines (who later declined). Charlie Buscher volunteered. A voice vote was taken and "The Ayes Have It." Ryan Bendure agreed to be the board representative on the committee.

15. New Business

A. Consideration of the proposed budget for 2007

After some discussion Tim Morgan moved for an increase of the Legal/Professional Fees item increased to a total of $2500. Second was by Ken Eisemann and the motion passed.

Perry Miller moved to approve the budget as amended and the second was by Ron Benell. The motion passed.

B. This years CPA Flyin date will be Saturday, June 16. Vince Phelps will look into the possibility of additional dates available as some would like it later in the summer.

C. Charlie Aden reported on the fuel system. He stated that due to the legal and potential estate liability problems, the fuel system may have to be removed. He is waiting for legal advice to determine what to do. Tim Morgan gave further explanation of the difficulty of dealing with the contamination issue and the EPA. He explained it may work better for VASC to simply install all its own equipment.

D. New Van Aire residents Heather Irsik and Tom Edwards introduced themselves.

Dee Layne moved to adjourn, seconded by Bob Gaines and passed. Meeting adjourned at 3:58 pm.

Respectfully Submitted,

William E. Teater,
Secretary/Treasurer