Van-Aire Skyport Corporation
P. O. Box 55
Brighton, Colorado 80601

2010 Annual Meeting Minutes

Date: January 31, 2010
Time: 1:30 pm
Location: Brighton Recreation Center

1. Meeting was called to order by Board President, Brandon Jewett at 1:39 pm.

2. Roll call was taken by Becky Gann to verify quorum and to certify proxies. Thirty eight members were present with 16 validated proxies. Four proxies were not qualified due to non-payment of assessments.

3. Becky Gann had prepared the mailing for distribution December 27th, 2009 and provided the proof of proper notice of the annual meeting. All members affirmed as to their receipt of the official notice.

4. Minutes of the last annual meeting were passed out in hard copy to everyone to read and review. Scotty Knox moved and Eldon Adams seconded that the minutes be approved. Motion passed.

5. The President's Report was given by President Brandon Jewett. A summary was given of some of the issues and projects during 2009.

a. The job of Secretary / Treasurer was passed from Bill Teater to John Darke earlier in the year. When John Darke was preparing to move, Becky Gann was asked to be the new Secretary / Treasurer.

b. We received notice from the IRS that our annual income tax return was not filed timely, and we were penalized $3,220.00. Becky Gann contacted IRS explaining our circumstances and challenges with passing the official corporate records to the new Secretary /Treasurer. The penalty and interest were waived.

c. Adams County is now sending Notices of Comment and Notices of Hearing for various topics. The Board will be passing those notices on to the members via email.

d. Brandon stressed the need to update your email information for the notices, and other pertinent information that the board feels necessary to send out. You may also send your questions and comments to vanaire@comcast.net. Only the Board of Directors and the Secretary have access to this email address. We will use this as one tool when asking for volunteers for various projects.

e. In June, the community clean-up was very successful. We paid for two dumpsters for everyone's use, but ended up with four dumpsters as the service pulled the first two too soon. Membership all agreed that this was very helpful.

f. The community picnic in September was also very successful with quite a good turn-out although the weather was cooler than we are used to.

g. Brandon expressed our condolences to the Rostie family on the passing of John Rostie. He expressed condolences to the Nickels family on the passing of Bill Nickels.

6. Treasurers Report was made by Becky Gann. After a few questions, it was moved by Vince Phelps with a second by Russ Emick to approve the Treasurer's report. Motion passed.

7. Audit Committee report. The audit was completed January 26th, 2010 by Helen Gaines and Charles Elliston. Helen reported all records appear to be in order. (Copy of report is on file).

8. Architectural Control Committee report. Ron Benell reported that two actions were completed this year by the committee: one from Sherrill and one from Stallone. Both were approved.

9. Fuel Committee report. Russ Emick reported that operations are going quite smoothly. However there are occasionally some challenges with resetting the pump if no price appears. He reiterated the instructions. He again asked all members to not prop the door open, but allow the door to close and lock, and gave the door code again. This is for the safety of all equipment within the shed. Brief discussion followed on the short amount of time (90 seconds) from swiping a credit card to starting the fuel operation. He will look at increasing the time by another 60 seconds.

10. Nominating Committee report. Charlie Buscher stated the committee selected last year was unable to meet, so he mailed to each household a request for member's interest. Many members volunteered. Four members volunteered for the Board of Directors from block 1B, and four from block 2B. Seven members volunteered for the Architectural Control Committee.

11. Election of open positions. There were no nominees from the floor. The results of the voting were:

Board of Directors Block 1B: Bill Teater
Board of Directors Block 2B: Carl Goeritz
Architectural Control Committee: Vince Phelps, John Allison and Steve Harless

New Business

1. Discussion was held to possibly move it the annual picnic back into June and coordinate with the CPA for likely dates. Ed Gann emphasized that inviting the fire department and the county sheriff's office was good for our community and recommended doing so again. The Board of Directors will look at dates soon, so that we can de-conflict with other events.

2. Volunteers for the various committees are as follows:
a. Nominating Committee: Mike Schauer, Helen Gaines, and Cindy Lloyd.
b. Audit Committee: Cindy Morgan, Maggie Adams, and Marlene Werner.
c. Fuel Committee: Russ Emick, Ron Benell, and Ken Eisemann.
d. Runway Maintenance Committee: Russ Emick, Ron Benell, Ken Eisemann, David Werner, Wade Tefft and Wayne Henke.

3. 2010 Budget. The following budget was recommended by the Board of Directors for 2010:
(The dashed lines with italicized amounts indicate the change approved in the final budget.)

Account	**Budget**
Income	
Annual Assessments	~~$23,196.78~~……*$51,600.00*
Assessment Late Fees	200.00
Misc Income	.00
Dividends/Interest	2,000.00
Picnic Income	500.00
Fuel Income	39,800.00
Total Income	**~~$65,696.78~~…..*$94,100.00***
Expense	
Fuel Purchases	37,600.00
Credit Card Fees	1,200.00
Runway/Taxiway Maint	28,000.00
Mowing	3,500.00
Weed Control	4,000.00
Snow Removal	3,500.00
Fuel System Maint	400.00
Fuel System Misc Exp/Fees	35.00
Electricity	600.00
Phone Service	400.00
Maintenance – Other	400.00
Floral Arrangements	250.00
Insurance	9,100.00
Legal / Consulting	1,500.00
Professional Fees	500.00
Income Tax	900.00
P O & Safe Deposit Boxes	85.00
Office Supplies/Postage	250.00
Printing	85.00
Bank Service Charges	20.00
Licenses & Permits	10.00
Miscellaneous Expense	300.00
Total Expenses	**92,885.00**
Net Income (Loss)	**~~($ 27,177.22)~~…..*$1,215.00***

Brandon stressed our continued need to step up as a community to volunteer. We have always been able to hold down our expenses with many volunteers, but the numbers of volunteers is dwindling due to many various reasons. We must maintain our community assets in the best possible way. Estimates from local contractors are the actual estimates used for the Runway / Taxiway Maintenance, Mowing, Weed Control and Snow Removal. Russ Emick stated he will continue to snow plow. Vince Phelps stated he will continue to mow. Brandon stressed the need to fully fund the budget figures as presented to allow for budgeted dollars in case they or other people are not able or available to volunteer. Tim Morgan motioned to approve the budget as presented, Vince Phelps seconded, motion passed.

Brandon then presented informational slides (attached) with a Budget 2010 Comparison of possibly increasing our yearly assessments. He also presented an Airpark Comparison of assessments at other local airparks, and Runway / Taxiways, a projection of the cost to resurface our runway at today's prices. He stated that the Board of Directors agrees that an increase needs to happen and recommends the increase to $585.87 per lot in order to break even with the budget estimate. Any budgeted funds not expended would be saved for the runway overlay that will be required in the future. Tim Morgan stated that our volunteerism needs to continue but that we need to press forward to increase the value of Van-Aire, and to maintain the value of Van-Aire. Tim Morgan moved that the 2010 assessment be increased to $600.00 per lot per year, retroactive to 1 January 2010, with normal annual increases as allowed per Article XII, Section 2 of the By-Laws for 3% or Consumer Price Index to apply for future years. Vince Phelps seconded. Discussion followed on the need for an increase. The motion was passed with voting By-Name, with 45 "yes" votes and 9 "no" votes.

A second invoice will be sent to the membership for the increased assessment for 2010. Normal rules for payment will apply, according to the By-Laws. Quarterly statements will be sent to any member who makes partial payments.

4. A budgeted item for 2009 was for new, heavy duty picnic tables. A special thanks to Roland Ochs who built the tables. They are now in the picnic area.

5. The Board is discussing building a storage shed or garage to house all equipment purchased by the corporation. No size or location has been yet determined.

6. Russ Emick is selling his crack filling equipment for $1,000. The Board will review and discuss the possibility to purchase this equipment for our use.

7. A review of the two separate covenants for Van-Aire revealed that no change was made to either set of covenants concerning the fuel facility; nor specific reference to Lot 23, Block 1, and its special permission for a fuel facility. Kevin McGregor, new owner of Lot 23, Block 1, motioned to remove all special permissions from the Block 1 covenants. Ron Benell seconded. Discussion ensued. Tim Morgan made a motion to table Kevin McGregor's motion in order to explore the legality or challenged of changing the covenants for Block 1. Vince Phelps seconded. Motion tabled. The Board of Directors will follow-up with Adams County and possibly a legal review to determine needs, requirements and costs.

At 4:20 pm Vince Phelps motioned to adjourn, Russ Emick seconded. Meeting adjourned.

Respectfully submitted,

Rebecca L. T. Gann,
Secretary/Treasurer