MINUTES OF THE REGULAR MEETING
OF THE
VAN AIRE SKYPORT CORPORATION BOARD OF DIRECTORS
May 19th, 2011

PRESENT: Directors: Carl Goeritz, Helen Gaines, Joel Sidell and Bill Teater. Secretary/Treasurer: Becky Gann.

The meeting was called to order by Carl 7:06 p.m. at the home of Joel Sidell.

MINUTES. The minutes of the April 7th meeting were presented. Bill motioned to approve, Carl seconded. Motion carried.

FINANCIAL STATEMENTS. The Trial Balance and Profit & Loss statements were presented. Motion by Bill to approve, Helen seconded. Motion carried. Motion by Bill that quarterly statements be emailed on all delinquent accounts, and sent by regular mail for those who do not yet have an email account. Helen seconded, motion carried. Motion by Bill that property liens shall be filed on all delinquent accounts at 12 months, with the 30-day Notice of Intent to File a Lien being sent at 11 months. Helen seconded, motion carried.

OLD BUSINESS:

1. Web site update. Becky registered with Neighborhood Link, and will start building a web site. OPEN

2. The CCIOA Committee report via Carl is that Senate Bill 11-253, the HOA Registration Cleanup Applicability bill, has been postponed indefinitely. OPEN

3. Discussion on the annual community picnic scheduled for June 18th. Helen volunteered to buy the brats at John's Meats. Becky will order the portable restroom, and buy the rest of the food stuffs (hot dogs, buns, condiments, plates, set-ups, etc.). OPEN

4. Bill is continuing to work with our insurance company to determine whether or not our liability policy covers the picnic or not. Further discussion on the general liability policy. Bill has contacted another insurance agent to review our current policies. Discussion on continued use of Travers Insurance as our insurance agent. OPEN

5. Pineda lien. Carl spoke with attorney, Stacy Stein of Hopkins, Tschetter, Sulzer (303-766-8004), who stated that the only monies we can receive from the mortgage company, Bank of America, against all monies due on the Pineda property, are the prorated current year assessment (from January 29, 2011 forward) $568.90 plus six months of super lien (as allowed by law) $309.00 for a total of $877.90 for 2011. All other monies (assessments and late charges) that fell under the Pineda bankruptcy must be written off. Becky will adjust the financial records accordingly and bill Bank of America for the monies due. OPEN

6. Homeowner Transfer Fee. All homeowner transfer fees charged since October 2009 were refunded to the four (4) affected homeowners, totaling $600.00. CLOSED

7. Future expenditures: No update on meetings with Fuel Committee or Runway Committee on policies. (4/7/11: Motion by Carl that any expenditure over $1,500.00 must be approved by the board of directors prior to contracting for the needed purchase or service even though the purchase or service was part of the approved budget at the annual meeting, Bill seconded. Discussion. Amended motion excludes purchases by the Fuel Committee, which is to follow the pricing policy to be established by the Board of Directors. Motion carried. The board will meet with the Fuel Committee and the Runway Committee to determine the needed policies. The board will set the direction for the fuel committee to establish the policy.) OPEN

8. Carl attempted to contact the Mile High Duck Club, Bernie Widhelm, concerning cutting their grass. No response back. OPEN

NEW BUSINESS

1. Carl presented a recommendation for a special rule concerning the use of the common area (see attached). Much discussion. Motion by Carl to draft a special rule following procedures provided by Article VIII, Section 1 concerning usage of the common ground with potential safety concerns as follows:

All take-offs and landings at Van-Aire Skyport will be made on the hard paved surface runway, except for possible emergency situations, and there shall be no alteration or change in the usage or configuration of common ground without the approval of the Van-Aire Skyport Corporation membership. Any changes or challenges to this rule must be with a detailed written proposal, including any possible budgetary impact.

Helen seconded, motion carried. Becky will draft a letter to send to all members, to be email/verbally approved by the board members, then to be mailed as soon as possible.

2. Runway Committee report via Carl, the crack filling is in progress. The seal coat still needs to be done. Discussion on the product and the process.

3. Bill asked if we compliant with Pay Card Industry (PCI) Compliance Standards? We need to verify the security of the credit card purchases with our credit card company. There is possible risk and liability if we are not compliant. Becky will contact our credit card company and whoever else can tell us if we are compliant.

4. The next regular board meeting will be July 7th, at 7:00 p.m. at the home of Becky Gann.

There being no further business, the meeting was adjourned at 9:37 p.m.

Respectfully submitted,

Becky Gann
Secretary / Treasurer

Minutes approved as amended, July 11, 2011.

Board of director meeting schedule for the coming year is:

Date	Where
July 7th, 2011	Becky Gann's home
October 6th, 2011	Helen Gaines' home
December 8, 2011	Jerry Zimmerman's home
January 12th, 2012	Carl Goeritz's home