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

2011 Annual Meeting Minutes

Date: January 30, 2011
Time: 1:30 pm
Location: Brighton Recreation Center

1. Meeting was called to order by Board Vice President, Roland Ochs at 1:45 pm.

2. Roll call was taken by Becky Gann to verify quorum and to certify proxies. Forty three members were present with 19 validated proxies. Two proxies were disallowed due to non-payment of assessments.

3. Notice of Annual Meeting. Becky Gann had prepared the mailing for distribution December 28th, 2010 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. Vince Phelps moved and Ron Benell seconded that the minutes be approved. Motion carried.

5. The President's Report was given by Vice President Roland Ochs. A summary was given of some of the issues and projects during 2010.

a. Roland stated there was very preliminary review of the Colorado Common Interest Ownership Act (CCIOA). More will be addressed under New Business.

b. In June, the community / neighborhood clean-up was again successful. We paid for two dumpsters for everyone's use.

c. The community picnic in June was a success, with quite a large turn-out.

6. Treasurers Report was made by Becky Gann. After a few questions, it was moved by Maggie Adams with a second by Steve Dyer to approve the Treasurer's report as presented. Motion carried.

7. Audit Committee report. The audit was completed January 21st, 2011 by Maggie Adams, Cindy Morgan, and Marlene Werner. Maggie reported all records were found to be in order. (Copy of report is on file).

8. Architectural Control Committee report. Ron Benell reported that three actions were completed this year by the committee: one from Kevin McGregor for a hangar, one from Jim Winders for a hangar; and one from Joel Sidell for an outbuilding. All were approved.

9. Runway Maintenance Committee report. Russ Emick stated that the crack fill was completed. The seal coat originally scheduled for the fall will be done this spring following another crack fill. Money was saved in the process. There were a few light bulbs that were replaced.

10. Fuel Committee report. Russ Emick reported that fuel operations are going quite smoothly.

11. Nominating Committee report. Helen Gaines reported that everyone who volunteered for the various positions is on the ballots. Thanks to everyone who volunteered this year.

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

Board of Directors Block 1A: Joel Sidell
Board of Directors Block 2A: Jerry Zimmerman
At-Large: Helen Gaines
Architectural Control Committee: Bobby Green and Roland Ochs.

Each member will serve for two years.

OLD BUSINESS

1. A review of the two separate covenants for Van-Aire. In light of the potential changes in our By-Laws and / or Covenants due to the CCIOA, the board held this topic in abeyance.

NEW BUSINESS

1. Spill Prevention, Control and Countermeasures (SPCC) Plan. This is a new requirement by the State of Colorado. Russ Emick and Becky Gann worked with Palmetto Engineering to get this new requirement completed. John and Nick at Palmetto Engineering worked with the State on the requirement, have written a plan which has been approved by their internal engineer, and are awaiting the final approval by the State. Initial training is scheduled for Friday, February 4th. Everyone who uses the facility must be trained. The Fuel Committee will provide the training a minimum of annually.

2. Volunteers for the various committees are as follows:
a. Nominating Committee: Bob Gaines, Carolyn Jackson and Roland Ochs
b. Audit Committee: Charles Elliston, Nancy Flanigan, and Bill Teater
c. Fuel Committee: Ron Benell, Russ Emick, Roland Ochs, Bill Teater and Jim Winders
d. Runway Maintenance Committee: Ron Benell, Russ Emick, Charles Elliston, Carl Goeritz, Wayne Henke, Vince Phelps, and Don Smallwood

3. 2011 Budget. The following budget was recommended by the Board of Directors for 2011:
(The dashed lines with italicized amounts indicate the change approved in the final budget.)

Account	**Budget**
Income	
Annual Assessments	$53,148.00
Assessment Late Fees	200.00

Dividends/Interest	2,000.00	
Picnic Income	500.00	
Misc Income	.00	
Fuel Income	50,000.00	
Total Income	**$105,848.00**	
Expense		
Fuel Purchases	48,000.00	
Credit Card Fees	1,500.00	
Fuel Sales Expense	500.00	
Runway/Taxiway Maint	28,000.00	
Mowing	3,500.00	
Weed Control	4,000.00	
Snow Removal	3,500.00	
Fuel System Maint	2,500.00	
Fuel System Misc Exp/Fees	100.00	
Electricity	600.00	
Phone Service	400.00	
Maintenance – Other	~~20,400.00~~	*400.00*
Picnic Expense	500.00	
Floral Arrangements	250.00	
Insurance	7,000.00	
Legal / Consulting	10,000.00	
Professional Fees	500.00	
Income Tax	500.00	
P O & Safe Deposit Boxes	85.00	
Office Supplies/Postage	850.00	
Printing	100.00	
Bank Service Charges	20.00	
Secretarial Services	1,800.00	
Licenses & Permits	50.00	
Miscellaneous Expense	300.00	
Total Expenses	**134,955.00**	
Net Income (Loss)	**~~($ 29,107.00)~~…..**	***($9,107.00)***

The budget as presented is similar to last years, with the exception of Maintenance – Other and Legal/Consulting. Roland stated the additional $20,000.00 in the Maintenance-Other would be to build a garage-type storage building to house the equipment that Van Aire owns, i.e. the mower, the eight picnic tables, etc. He then stated that the increase to the Legal/Consulting was potentially for fees that might be needed in conjunction will complying with the CCIOA.

Bill Teater handed out the CCIOA Applicability worksheet for everyone to review. Jerry Walsh proposed a steering committee. There was much discussion on the law and compliance, using attorneys, insurance, contacting the State directly and other items. Howard Hillman stated that if this is a compliance issue, we should use attorney is make sure we have done it correctly. Motion by Jerry Walsh to establish a Steering Committee to serve with the Board of Directors, a total of nine (9) members, to review CCIOA. Seconded by Bob Gaines. Motion carried. Each block to have a block meeting to decide their own representative to the Steering Committee.

Helen Gaines motioned to reduce the Legal / Consulting from $10,000 to $4,000. Jerry Walsh seconded. Discussion on the need for potential legal advise in view of the CCIOA. Comment that just because something is in the budget does not mean it will be spent. A count of hands in favor of the motion to reduce the budgeted item was 20; a count of hands against the motion was 27. The motion failed.

Dave Werner motioned to reduce the Maintenance Other from $20,400 to $400, eliminating the requirement for a storage building. Jerry Walsh seconded. Motion carried.

Don Smallwood motioned to accept proposed budget as amended, deleting $20,000 under Maintenance Other. Howard Hillman seconded. Motion carried.

4. There was a brief discussion about the water project at I-76 and 160th. Land has been purchased for 10 more water wells. Water will be taken from 80 feet. Disposal wells will be at 10,000 feet to dispose of the brine.

At 3:50 pm Ron Benell motioned to adjourn, Russ Emick seconded. Meeting adjourned.

Respectfully submitted,

Rebecca L. T. Gann,
Secretary/Treasurer