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

2016 Annual Meeting Minutes

Date: January 31st, 2016
Time: 1:30 pm
Location: Eagles Nest Adult (Senior) Center

1. Meeting was called to order by Board President, Linda Alexander at 1:47 pm.

2. Roll call was taken to certify proxies and verify quorum. Thirty-three members were present with 21 validated proxies, for 75 percent of the 72 eligible members.

3. Notice of Annual Meeting. Becky Gann had prepared the notice for mailing December 7th, 2015, 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 for everyone to read and review. Howard Hillman moved to approve minutes. Charles Elliston called for amendment to the minutes to remove "Mile" from "Harvest Mile" under the Welcome. Howard Hillman concurred. Charles Elliston moved, Ted Stallone seconded, that minutes of the 2015 Annual Meeting be approved as amended. Motion carried.

5. Welcome to our many new neighbors, Tom and Laura Larkin on Delta Court; Jeff and Wendy Odenbrett on Delta Court; Jamie Magnus and Rob Mertes on Delta Court; Casey and Tamara Meeks on Duquesne Circle; Schuyler and Morey Hoffman on DeGaulle Circle; and Jeff and Patricia Johnson on Harvest Court.

6. The President's Report was given by President Linda Alexander. A brief summary was given of some of the issues and projects during 2015, including our Neighborhood Watch program, the importance of being good neighbors, the installation of a battery backup at the fuel facility, and the Collection Policy as required by the State of Colorado. She also stated that there are families contacting us on potentially purchasing homes in our community, and asked that you keep your block representative or the Secretary / Treasurer apprised if you are anticipating selling your home. She gave a heartfelt thank you to all the volunteers who gave their time and efforts to keep Van-Aire running smoothly and looking wonderful. Ted Stallone presented a special thank you, black hats with the Van-Aire logo, to the following who have put in innumerable hours over the years: Ron Benell, Russ Emick, Roland Ochs, Vince Phelps, and Don Smallwood. Becky Gann was thanked with a special black jacket with the Van-Aire logo.

7. Treasurer's Report was presented. Linda Alexander presented the recommended Board of Directors "Motion that the Board of Directors shall calculate 90% of the annual Corporation profit at year end, the financial records should reflect a Runway Fund Liability and that the funds be transferred to the Runway Reserve Fund within 45 days of year end each year going forward from 2015. Further, that the Runway Reserve Funds cannot be transferred or moved from the Reserve Fund bank into the operating account without a vote of fifty percent (50%) of the voting membership." Dee Layne so motioned, Tom Alexander seconded, motion carried. Discussion on the Profit & Loss Statement vs. Budget. Linda identified that $27,397.00 would be placed in the Runway Reserve Account for 2015.

8. Audit Committee report. The audit was completed January 23rd, 2016 by Charles Elliston and Nancy Flanigan. Nancy reported all records were found to be in good order. (Copy of report is on file).

9. Architectural Control Committee report. Charles Elliston stated only an inquiry on fence was received.

10. Runway Committee. Jim Winder reported that we completed the fourth year of the current maintenance plan. This final year will focus on the taxiways, weather permitting.

11. Fuel Committee. Russ Emick reported there was one incident of power failure that lasted longer than the battery backup. He advised everyone to <u>not</u> play with the equipment to make it work as this causes much additional time and effort to reset.

12. Common Area Committee. Vince Phelps reported that additional mowing was completed this year due to the many rainfalls we had. Don Smallwood asked that all residents work to get rid of the goat heads, cockle burrs and stickers early in the year to stop the spread of these weeds. He recommended the use of 24D spray or similar product.

13. Investment Committee. Linda Alexander reviewed the handout, with the multiple Certificates of Deposit and their varying terms.

14. Nominating Committee report. Ron Benell thanked everyone who volunteered this year.

15. Election of open positions. There were no nominees from the floor. Each member will serve for two (2) years. The results of the voting were:

Board of Directors Block 1B: Maureen Bendure
Board of Directors Block 2B: Linda Alexander
Architectural Control Committee: Tom Alexander, Dan Dodot and Wayne Henke

OLD BUSINESS

1. Stormwater Utility Fee. Ted Stallone stated that the law suit was lost this past year, the result being that we expect to be billed approximately $5,300.00 for our fee for the runway and taxiways. Although asked, the Board cannot advise individual property owners on their circumstances.

NEW BUSINESS

1. Volunteers for the various committees for 2016 are as follows:
   a. Nominating Committee: Tom Alexander, Maureen Bendure, Jimmy Ochs and Vince Phelps
   b. Audit Committee: Charles Elliston, Helen Gaines and Lisa Peterson
   c. Fuel Committee: Ron Benell, Russ Emick and Roland Ochs
   d. Runway Maintenance Committee: Roland Ochs, and Jim Winders, additional volunteers Charles Elliston, Howard Hillman and Don Smallwood
   e. Common Area Committee: Tom Alexander, Charles Elliston, and Don Smallwood

2. Assessment Increase. Linda Alexander stated that the Board approved the three percent (3%) increase as authorized by the By-Laws, Article XII, Section 2, and is included in the 2016 Budget.

3. 2016 Budget. The following budget was recommended by the Board of Directors for 2016:

Account	Budget
Income	
Annual Assessments	$61,613.84
Assessment Late Fees	50.00
Dividends/Interest	2,500.00
Picnic Income	500.00
Fuel Income	60,000.00
Total Income	**$124,663.84**
Expense	
Runway/Taxiway Maintenance	24,000.00
Mowing	750.00
Weed Control	750.00
Snow Removal	750.00
Stormwater Utility Fees	5,300.00
Electricity	250.00
Maintenance – Other	500.00
Fuel Purchases	53,000.00
Credit Card Fees	2,450.00
Fuel System Misc Exp/Fees	3,500.00
Fuel System Electricity	400.00
Fuel System Phone Service	650.00
Picnic Expense	600.00
Memorial Donations/Floral Arrangements	300.00
Insurance	6,000.00
Legal / Consulting	1,500.00
Professional Fees	525.00
Income Tax	375.00
P O & Safe Deposit Boxes	120.00
Office Supplies/Postage	500.00

Printing	200.00
Licenses & Permits	40.00
Meeting Room Rental	250.00
Miscellaneous Expense	1,000.00
Total Expenses	**$103,710.00**
Net "Profit"	**$20,953.84**
Runway Reserve (90% of "profit")	**$18,858.46**

Motion by Don Smallwood, seconded by Charlie Buscher, to accept the budget as presented. Motion carried.

4. Marijuana Grow Facilities. Vince Phelps made a special presentation concerning difficulties another air park is having with a home / hangar potentially being sold to be used as a marijuana growing facility. He stated that although the marijuana growing facilities are legal according to the state constitution, it is still against federal law and each jurisdiction (i.e. city, county) can prohibited said use. Discussion. The following committee is established, Covenant Review Committee, to review and propose updated covenant to prohibit the ability to grow marijuana for commercial sale in our community. Committee volunteers are Linda Alexander, Paul Danyew, Charles Elliston, Howard Hillman, Vince Phelps and Don Watkins.

There being no further business, the meeting was adjourned at 3:27 p.m.

Respectfully submitted,

Rebecca Gann, Secretary/Treasurer