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

2017 Annual Meeting Minutes

Date: January 29th, 2017
Time: 1:30 pm
Location: Eagles *View* Adult Center

1. Meeting was called to order by Board President, Linda Alexander at 1:40 pm.

2. Roll call was taken to certify proxies and verify quorum. Thirty-three members were present with 18 validated proxies, for 69 percent of the 74 eligible members.

3. Notice of Annual Meeting. Becky Gann had prepared the notice for mailing December 6th, 2016, 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. Dee Layne moved, Ted Stallone seconded, to approve the minutes of the 2016 Annual Meeting. Motion carried.

5. Welcome to our many new neighbors, Mark and Sendee Mason on Fortune Court; Dan and Kathy Metz on Harvest Road; Jim and Collette Grady on Elk Circle; Lee and Misty Kemmit on Elk Circle; and Jim and Jeanette Vyduna on Delta Court.

6. The President's Report was given by President Linda Alexander. A brief summary was given on the issues and projects during 2016. She also reminded us that there continue to be families contacting us on potentially purchasing homes in our community, and asked that you keep our Secretary / Treasurer apprised if you are anticipating selling your home. She gave a heartfelt thank you to <u>all</u> the volunteers who gave their time and efforts to keep Van-Aire running smoothly and looking wonderful.

7. Treasurer's Report. Linda Alexander presented the Balance Sheet and Profit & Loss Statement vs. Budget. Discussion. Brandon Jewett motioned, Howard Hillman seconded, to accept the financials as presented.

8. Linda made a special presentation on our fuel facility from inception in 2007 through 2016, reviewing the original presentation and minutes from 2007. She proposed a pricing guidance to cover the actual costs of the fuel facility. Much discussion. Brandon Jewett motioned, Howard Hillman seconded, to accept the pricing as determined by the Board. Motion carried.

9. Audit Committee. The audit was completed January 21st, 2017 by Charles Elliston and Lisa Peterson. (Report was presented at the March 21st Board of Directors meeting.) Copy of report is on file.

10. Architectural Control Committee. No report.

11. Runway Committee. Jim Winder gave an update on the future of the runway. There may be a seal coat this year depending on what the weather does. With Russ Emick's retirement from snowplowing, we are seeking new volunteers to snowplow the runway.

12. Fuel Committee. No report.

13. Common Area Committee. No report.

14. Investment Committee. No report.

15. Nominating Committee. No report.

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

Board of Directors Block 1A: Florence Garbini
Board of Directors Block 2A: Ted Stallone
At-Large Director: Mark Mason
Architectural Control Committee: Andrew Allen and Ryan Bendure.

OLD BUSINESS

None

NEW BUSINESS

1. Volunteers for the various committees for 2017 are as follows:
    a. Nominating Committee: Tom Alexander, Howard Hillman, Don Watkins, with Mark Mason as the Board Representative.
    b. Audit Committee: Charles Elliston, Nancy Flanigan and Ted Stallone.
    c. Fuel Committee: Tom Alexander, Brandon Jewett and Mark Mason.
    d. Runway Maintenance Committee: Roland Ochs, Jeff Johnson and Jim Winders.
    e. Common Area Committee: Don Smallwood and Vince Phelps.

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 2017 Budget.

3. 2017 Budget. The following budget was recommended by the Board of Directors for 2017:

Account	Budget
Income	
Annual Assessments	$63,461.84
Assessment Late Fees	50.00

Dividends/Interest	4,500.00
Picnic Income	600.00
Fuel Income	50,000.00
Total Income	**$118,611.98**
Expense	
Runway/Taxiway Maintenance	24,000.00
Mowing	750.00
Weed Control	750.00
Snow Removal	750.00
Stormwater Utility Fees	5,300.00
Electricity	250.00
Maintenance – Other	500.00
Fuel Purchases	44,350.00
Credit Card Fees	2,500.00
Fuel System Misc Exp/Fees	2,000.00
Fuel System Electricity	450.00
Fuel System Phone Service	700.00
Picnic Expense	600.00
Memorial Donations/Floral Arrangements	300.00
Insurance	7,200.00
Legal / Consulting	1,500.00
Professional Fees	550.00
Income Tax	.00
P O & Safe Deposit Boxes	120.00
Office Supplies/Postage	600.00
Printing	200.00
Licenses & Permits	40.00
Meeting Room Rental	250.00
Miscellaneous Expense	1,000.00
Dues & Subscriptions	180.00
Total Expenses	**$ 94,840.00**
Net Ordinary Income	**$23,771.98**
Runway Reserve (90% of "profit")	**$21,394.00**

Motion by Brandon Jewett, seconded by Don Watkins, to accept the budget as presented. Motion carried.

4. Howard Hillman made a presentation about the Coast Guard Auxiliary program. He also gave a "thank you" to Joel Sidell and Maureen Bendure for organizing our Evenings in the Park throughout the year.

There being no further business, the meeting was adjourned at 3:42 p.m.

Respectfully submitted,

Rebecca Gann, Secretary/Treasurer

Note: Minutes location corrected at the 1/28/2018 Annual Meeting from "Nest" to "View" is italicized.