

MINUTES OF THE MEETING
OF THE
VAN AIRE SKYPORT CORPORATION BOARD OF DIRECTORS

August 14th, 2018

PRESENT: Directors: Florence Garbini, Maureen Bendure, Mark Mason, Casey Meeks and Ted Stallone. Secretary/Treasurer: Becky Gann. Visitors: Andrew Allen, Ryan Bendure, Ken Eismann, Carolyn Jackson, Terry Jackson, Laura Larkin, Tom Larkin, Kathy McGurran, Roland Ochs, Tom Peraro, and Jim Winders. Guest: Becky Seidel from Leaffer Law Group.

The meeting was called to order by Florence at 7:06 p.m. at the hangar of Florence Garbini.

MINUTES: Maureen motioned, Ted seconded, to approve the minutes of June 12th, 2018. Motion carried.

FINANCIAL STATEMENTS: Ted motioned, Casey seconded, to accept the financial statements as presented. Motion carried.

COMMITTEE REPORTS:

1. Fuel Committee. Florence briefed that the price of the fuel has been going up due to cost increases. The new card reader project is on hold until the Conditional Use Permit has been approved. The cost of the equipment is approximately \$1,800, with a monthly internet (not dial-up phone) cost of about \$35. PCI compliance questionnaire will be based on the new system after installation. (POC: Tom Alexander) Mark is working on updating the spill kit and the training for use of the spill kit for everyone who uses the fuel facility. (POC: Mark Mason)
2. Runway Committee. Jim Winders briefed that the contractor has been out to check for cracks on last year's overlay. They will be out to fix soon. (POC: Jim Winders)
3. Common area Committee. Mowing has been done twice. The new mower deck is cutting the grass nicely. A special thanks to Carolyn Jackson and Katie Thrall for hand-picking much of the weeds which have cropped up in the new dirt along the east taxiway. Prairie dogs have been seen on the common area. Ken Eismann briefed that they are under control for now. (POC: Vince Phelps, Don Smallwood)
4. Architectural Control Committee. No projects have been submitted for approval. (POC: Andrew Allen)
5. Investment Committee. Florence briefed that one of the CDs came due and was rolled into another short-term CD. (POC: Linda Alexander)

6. Covenant Review Committee. No update. (POC: Ted Stallone)

OLD BUSINESS

1. Conditional Use Permit (CUP). Florence briefed that the Community & Economic Development Department at Adams County has reviewed all the submitted paperwork, and is recommending our CUP application be approved for 10 years. Paperwork is being forwarded for final approval to the Adams County Commissioners for their board meeting scheduled for September 4th. OPEN (POC: Florence Garbini)

2. Oil & Gas Lease. Ted briefed the status of the oil lease. There might be a change in timeline for royalties to be received. The end of lease is 2022. OPEN (POC: Ted Stallone)

3. Roberts Rules. Copies of Roberts Rules were purchased and provided to every member of the board. CLOSED (POC: Ted Stallone)

4. Annual Picnic. Estimated attendance is 150. Becky will purchase all food and other needed items. Mark and Casey will cook. OPEN (POC: Becky Gann)

NEW BUSINESS:

1. Becky Seidel, Leaffler Group. Becky is our attorney of record concerning the legal implications for Van-Aire Skyport, a non-profit 501c(7) corporation, when we accepted the initial payment for leasing our oil and gas minerals rights. Becky made a simple presentation, followed by many questions and discussion. (POC: Florence Garbini)

2. Reserve Study. Ted presented an example Reserve Study for the board to consider using during the 2019 Budget build. OPEN (POC: Ted Stallone)

3. Dick Sealock. There is a large amount of activity at the Sealock property, since Dick's passing. OPEN (POC: Becky Gann)

There being no further business, the meeting was adjourned at 9:07 p.m.

Respectfully submitted,

Becky Gann
Secretary / Treasurer