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

July 11th, 2019

PRESENT: Directors: Brandon Jewett, Maureen Bendure, Dan Metz and Tom Thrall. Secretary/Treasurer: Becky Gann. Visitor: Tom Alexander, Joel Sidell, Jerry Sisk, Ted Stallone, Katy Thrall, Dionne Watkins, Don Watkins and Jim Winders.

The meeting was called to order by Brandon 6:35 p.m. at the hangar of Brandon Jewett.

MINUTES. Maureen motioned, Brandon seconded, to approve the May 9th, 2019 minutes. Motion carried.

FINANCIAL STATEMENTS. Dan motioned, Tom seconded, to accept the financial statements as presented. Motion carried.

COMMITTEE REPORTS:

1. Fuel Committee. Becky reported that we will be over budget in account 6180 Fuel System Phone Service this year due to the difficulties coordinating, setting up and installing the new equipment for internet credit card processing, but should be within the line-item threshold. (POC: Tom Thrall, Florence Garbini)

2. Runway Committee. Jim Winders briefed the crack fill was completed in June. The seal coat will be completed this weekend and will cost about $9,100.00. Stripe painting will probably be done in August. Motion by Brandon, second by Tom, to paint stripes and numbers only. Motion carried. All runway lights have been replaced with LED lights. The wind-T lights are still burned out. Discussion on Low Flying Aircraft road signs project. Brandon motioned to abolish this project due to inability to get Adams County approval, and no one is willing to lead the project, Tom seconded. Motioned carried. (POC: Jim Winders)

3. Common Area Committee. Tom briefed that Melvin Geib Inc. provided a proposal to mow the common area for $1,290.50 for one mowing. Discussion. Brandon motioned to pay Melvin Geib Inc. for the first mowing, Tom seconded. Motion carried. Additional mowing will be contracted for as needed, estimating once per month, and will we request the same individual to mow each time. Becky reported that all contractors must provide their own insurance coverage, per our insurance underwriters. Tom stated that Adams County has been fogging for mosquitoes after dark. (POC: Tom Thrall)

4. Architectural Control Committee. No report. (POC: Dan Metz)

5. Investment Committee. Becky stated that the $100,000.00 requested funds from cashed out Certificates of Deposit were received from Morgan Stanley directly into our checking account for the former potential purchase of Fortune Court property. Becky requested direction from the Board for reinvestment of the funds. Brandon requested the funds remain in our checking account to allow for additional information for the needs of the rest of the year. (POC: Linda Alexander)

6. Covenant Review Committee. Brandon is stepping down from chair of this committee. Ted Stallone volunteered to be the chair with direct reporting to the president, and with Board authority to contact our HOA attorneys directly. Discussion on potential funds required to bring our covenants and bylaws into compliance with current law. Brandon motioned for Covenant Review Committee to be able to use a portion of the current legal budget up to $3,698.00; Maureen seconded. Motion carried. Ted was asked to report the recommended changes to our Covenants and Bylaws for legal compliance at the October Board meeting. (POC: Brandon Jewett)

7. Nominating Committee. No report. (POC: Maureen Bendure)

OLD BUSINESS

1. Community Clean-Up. Dates were delayed, however both dumpsters were full. Comment: a member or members put uncut branches into one of the dumpsters thereby overfilling the dumpster, which was then not allowed to be removed without complying. Thank you to Tom Alexander, Tom & Katy Thrall and Ted Stallone for resolving the issue. CLOSED (POC: Becky Gann)

2. Guest / Visitors Sign-In. Brandon and Becky will continue working on the draft, for possible final approval prior to August 1st. OPEN (POC: Brandon Jewett)

3. Property Purchase of 15788 Fortune Court. Membership voted at the Special Meeting of the membership on June 30th to not purchase the property. CLOSED (POC: Brandon Jewett)

4. Annual picnic. Picnic is by member invitation only. OPEN (POC: Becky Gann)

5. Mowing. We are in the second year of the lease / purchase of the mower deck. We do not have a tractor to pull it. We currently have contracted for as-needed mowing. We have three (3) potential options for mowing:

1) Lease / purchase a tractor

2) Rent a tractor
3) Contract for mowing services

Discussion. Brandon motioned to continue contracting with Melvin Geib according to his proposal, approximately once per month, using current Budget, under Budget lines through FY 2019, Maureen seconded. Motion carried.

NEW BUSINESS:

1. Threshold painting. Discussion on the displaced threshold. The October 2018 minutes state a motion was approved by the board to paint displaced thresholds. Someone did paint, however without the acknowledgement of the new board. Discussion. Brandon motioned to condemn the unauthorized, illegal action of improper marking and painting of the Van-Aire runway. Motion died. Dan motioned that the Board condemn the unauthorized and improper markings on the common area, Tom seconded. Motioned carried. Tom motioned that if necessary, the Board should pursue any actions allowed through the grievance process, and submit the event to law enforcement, Brandon seconded. Motion did not carry. Dan motioned for a community vote at the annual meeting concerning displaced thresholds, Maureen seconded. Motion did not carry. CLOSED (POC: Brandon Jewett)

2. Storage of Van-Aire assets. Discussion. We should have a facility to protect and store our Van-Aire assets when not in use, i.e. mower deck, pickup with snowplow, picnic tables, etc. (and potentially a tractor for the mowing). Jim Winders and Jerry Sisk volunteered to check out our options based on our needs. OPEN (POC: Jim Winders)

There being no further business, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Becky Gann
Secretary / Treasurer