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

December 14th, 2019

PRESENT: Directors: Brandon Jewett, Maureen Bendure, Casey Meeks, Dan Metz and Tom Thrall. Secretary/Treasurer: Becky Gann. Visitors: Florence Garbini, Ted Stallone and Bill Teater.

The meeting was called to order by Brandon 1:11 p.m. at the hangar of Casey Meeks.

MINUTES. Brandon motioned, Dan seconded, to approve the minutes of October 10th, 2019. Motion carried. Brandon motioned, Tom seconded, to approve the minutes of November 14th, 2019. Motion carried.

COMMITTEE REPORTS:

1. Fuel Committee. Florence identified that there are continuing multiple issues and errors. It will take approximately $2,000.00 to "patch" the system until it can be replaced. Brandon reported that we are checking out systems to upgrade ours as soon as feasible. Brandon discussed some findings of other fuel delivery sources. (POC: Tom Thrall, Florence Garbini)

2. Runway Committee. Andrew Allen and Florence Garbini replaced the windsocks. (POC: Jim Winders)

3. Common Area Committee. Kubota tractor with bucket, and zero-turn mower were delivered 11/22/2019. Brandon motioned, Maureen seconded, to setup automatic payments so that no payment is missed. Discussion. Motion carried. (POC: Tom Thrall)

4. Architectural Control Committee. Discussed Carballo's disregard for the covenants, concerning putting up a fence post in the "clear zone" for the taxiway. Dan to write a formal letter from the ACC identifying the violation. (POC: Dan Metz)

5. Investment Committee. No report. (POC: Linda Alexander)

6. Covenant Review Committee. Final review has been done. No additional updates. The Board will host a Question-and-Answer session following this Board meeting for all members interested in the proposed updates to the Covenants and Bylaws. (POC: Ted Stallone)

7. Nominating Committee. The following are submitted for the 2020 Annual Meeting Voters slate: (POC: Maureen Bendure)

  Board of Directors: Block 1B – Laura Larkin
  Board of Directors: Block 2B – John Conroy
  Architectural Control Committee: Jim Dyer. We need two (2) more volunteers.

OLD BUSINESS

1. Mowing. See Common Area Committee report above. CLOSED (POC: Tom Thrall)

2. Weather station. No update. OPEN (POC: Andrew Allen)

3. 50th Anniversary Celebration. Discussion. Date selected is the evening prior to the annual meeting, Saturday January 25th. Becky to send an email out to all (with snail mail to those who do not have email) introducing the celebration. OPEN (POC: Brandon Jewett)

4. 2020 Annual Meeting. Discussion on location. Tom stated Eagle View is a comfortable neutral setting to conduct business. Board agreed to continue to use Eagle View facilities for the annual meeting, to be held January 26th. OPEN (POC: Becky Gann)

5. Oil & Gas. Ted Stallone provided information from Cindy Macrom, an oil and gas CPA, who reviewed Linda Alexander's summary memo from December 2017. Discussion on legal opinions, and the corporate status reporting. Bill Teater asked that the Board review the email he had received from his attorney concerning Van-Aire corporate status. Discussion. Brandon motioned, Dan seconded, to get a legal interpretation, in writing, to confirm how the Board should proceed. Discussion. Motion carried. Brandon asked Ted Stallone to get a legal interpretation in writing, cost of approximately $1,000.00. Brandon motioned, Casey seconded, to set up a new Oil and Gas Committee, to keep the Board apprised of updates. Motion carried. Brandon asked the following to be members of the new committee: Dan Metz, as Board Representative, with Paul Danyew, Ted Stallone and Bill Teater. OPEN (POC: Brandon Jewett)

6. Storage Facility. Continued discussion on the need to protect Van-Aire assets out of the weather. A temporary storage shed might be the temporary solution until a permanent solution can be attained, possibly near the fuel facility. Potential costs might run $1,200-$1,500.00 for a temporary structure (which could be sold when a permanent solution is available), with additional minimal cost for ground preparation. Potential costs might run $30,000-$40,000.00 for a permanent, small, pole-barn type structure. Dan to follow up. OPEN (POC: Roland Ochs, Jerry Sisk, Jim Winders)

7. Airport Waiver Concept. Becky will update the initial form and send to the Board for review. OPEN (POC: Brandon Jewett, Becky Gann)

8. Secretary / Treasurer. Becky Gann previously stated her intention to "retire" as the Secretary / Treasurer of Van-Aire Skyport effective the end of the 2020 Annual Meeting. Linda Alexander has agreed to be the Treasurer. We need a Secretary. OPEN (POC: Brandon Jewett)

9. 2020 Budget. Final cleanup of the proposed budget based on known expenditures. Discussion and markup to a zero-based budget for the proposed budget followed. OPEN (POC: Brandon Jewett, Becky Gann)

NEW BUSINESS:

None

There being no further business, the meeting was adjourned at 2:38 p.m.

Respectfully submitted,
Becky Gann, Secretary / Treasurer