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

10th, March 2021

PRESENT: Directors: 1A Dan Metz (Secretary), 2B John Conroy, At-Large Tom Alexander, (By Phone) 2A Brandon Jewett, Not Present, Treasurer Linda Alexander, 1B Laura Larkin

The meeting was called to order by John at 7:04 PM,

Meeting Minutes for February 12th 2020 board meeting minutes reviewed, Accept 5-0. One change noted for attendee Laura Larkin was not present (Noted and corrected).

Financials, (Linda Alexander)
- Noted Financials will be reviewed Mid-April
- John status Carbello Assessments, no update .
- Dan is to get in touch with a responsible party from the Estate of Richard Sealock so we can make arrangement for them to get caught up on assessments. No update
- Reserve Study No update.

Report of Officers, and Committees

- **Audit Committee** – Becky Gann, Dawn Conroy, Laura Larkin
  - Noted that Becky was not specificity aware she was still on the Audit committee. Commeetee members need to be identified.
  - No report needed till Late Year Audit

- **Fuel Committee** – Tom Thrall, Ted Stallone, Charles Elliston, Jim Viduna
- Fuel system upgrade status No Update Brandon to discuss with Tom what Options we have as the upgrades are needed to be completed this year.

- **Runway Committee** – Tom Alexander, Brandon Jewett, Mark Mason, Charles Eliston, Don Watkins
- Status of the repairs for the behind Plat #31 (Alexanders) No update
- Crack Seal Material, Tom will check on the Van Aire stock of material for crack sealing. We may have enough to do what we need. Waiting on verification we have the material to do the job.
- Status of marking Taxiways, No Update

- **Common Area Committee** – Don Smallwood, Terry Jackson, Vince Phelps, Steve Harless and Katie Thrall
  - Don Smallwood, Seed has been planted already, hoping for moisture to get the seed germinated.
  - Structure to store equipment no update

- **Architectural Control Committee** – John Conroy, Sendee Mason, Ken, Jim Dyer, Jeff Johnson Maria Riehl
- Dan discussed how he got the trucks in in without getting on the taxiway.

- **Investment Committee** – Linda Alexander, Dawn Conroy, Morrie Hoffman

  No Report

- **Oil & Gas Committee** – Ted Stallone, Tom Thrall, Don Smallwood

- Ted Noted that Van Aire received a Register Letter from Verdad, for a formal lease agreement, Noting that we have 60 days to come to an agreement or we will be “Force Pooled” IE: Colorado Oil & Gas Commission sets the reimbursement rate. We believe the specific date is April 27th.
- Brandon Motioned “ That the Oil and Gas Committee has the authority to negotiate in the best interest of the Van Aire Skyport corporation, and that they will come to the board with an offer for final board approval, and call a special meeting on or before April 11th, 13:00 at Brandon’s hanger” Dan Seconded, Passed 5-0
- Discussed the need for a VASC special meeting to vote on the Oil & Gas Lease Agreement

▶ **Covenant Review Committee** – Ted Stallone, Paul Danyew, Charles Elliston.

- Noted that the Special Meeting for the Oil & Gas vote the Board is encouraging the Covenant Review committee to have a revision of the Covenents & By-Laws ready for a vote at the Special Meeting.
- Brandon moves that the amended covenants be reviewed at the same special meeting Passed 5-0

OLD BUSINESS

- Dan to check with Bill Teeter to see if he has an update for an instrument approach, this effort is supported by the VASC Board. No update at this time
- John – another new business item, the FAA changed the rules on UAVs and drones and straight radio controlled model airplanes, no new model airplane fields was the first proposal, but now you can set up a designated field it was noted that a model airplane flying, got lumped in with drones, maybe look into getting our airport designated for flying model airplane No update at this time.

NEW BUSSNESS

- Casey Meeks and Adam Vaughn presented a proposal to the board for a grass runway at Van Air (see attached). This would be used primarily for glider operations and light ACFT. Use of common area, safety, previous issues with a grass runway proposal, benefits and previous concerns of the community were discussed.
    - Proposal “Casey Meeks is proposing an enhancement to the use of the common area, to include to non-hard surface operations, non-simultaneous operations in the grass area, 80 feet in width between the three taxiways on the SW side of the runway as presented in the attached document” Members proposed and supported by Brandon J, Talia Meeks, Adam Vaughn
    - Casey proposes a special interest group to take on the project, bearing expense and sweat equity, with the Grass Runway being an asset of the community, financial impact is minimal and the benefit is extreme, it is noted that Casey would also be doing glider operations (runway use)
    - Lengthy board discussion of the need for a membership vote on this subject, final decision is that the VASC Board will not vote on this till we get community input, but the board can vote on this subject and it does not need to go to a community vote.
    - Brandon Moved “The VASC Board approve the Grass Runway as purposed” Casey Meeks and others will be scheduled to have the floor at the special meeting to present the grass runway purposed to the membership with the boards knowledge and support” Casey Meeks to provide a summary of his presentation to the board prior to the meeting. Motioned Passed 5-0.

Tabled Items

- None

General Items

- None

- Due to length of meeting and outstanding issues that need to addressed John noted we should suspend the meeting to give board members time to research this issue. Board is to reconvene Sunday March 14th at 6:30

Motion to suspend the meeting 9:30 Passed 5-0

Continuation of Board Meeting 03-10-2021

Continuation of Board Meeting 03-10-2021 on March 14th at 6:30 PM

The meeting was called to order by John at 7:04 PM, Conducted via Zoom Meeting

PRESENT: Directors: 1A Dan Metz (Secretary), 1B Laura Larkin, 2B John Conroy, At-Large Tom Alexander, (By Phone), Not Present 2A Brandon Jewett, Treasurer Linda Alexander,

NEW BUSSNESS

- Review of draft letter referencing the grass runway.
- Review of the process of approving a Grass Runway and concerns of getting community input on the “Grass runway” prior to VASC board voting.
- John – made the motion to proceed with the grass runway, which includes the proposed rule with the oil and gas special meeting notice to be sent to the membership. Tom seconds, Passed 4-0

Meeting adjourned at 7:07pm