MINUTES OF THE REGULAR MEETING

OF THE

VAN AIRE SKYPORT CORPORATION BOARD OF DIRECTORS

12th, July 2021

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

The meeting was called to order by John at 7:07 PM,

Meeting Minutes for June's 2021 board meeting minutes reviewed, Approved 4-0.

Financials, (Linda Alexander)

- TBD 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 Discussed Tom will get with Tyler and coordinate getting a reserve study done.
- Linda has all the tax to pay for the money we received for the lease, Marty Wadsworth sent the bills for the Federal ($53,000) and the Colorado Tax was $11,400, we received $253,000 and the CPA said to take 23% in taxes, the CO is 4.55%, and Linda has the tax payment for that one
- Oil and Gas TBK account has $203, 000, we would need approval to transfer more money over to Morgan Stanley (no action/motion taken)
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Report of Officers, and Committees

▶ **Audit Committee** – Becky Gann, Dawn Conroy, Laura Larkin

- Linda will get with Wendy Odenbreck is also an option as Becky is no longer able to complete this.
- No report needed till Late Year Audit

▶ **Fuel Committee** – Tom Thrall, Ted Stallone, Charles Elliston, Jim Viduna

- Fuel system upgrade status, in progress temporary system is new bank accounts need to be set up to support the new system.
- Noted New invoice for Platte Valley for fuel on 7.7.21 that amount is $5768.00, we're now in a situation where the price keeps increasing and we've had a bit of lag due to fuel costs going up
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▶ **Runway Committee** – Tom Alexander, Brandon Jewett, Mark Mason, Charles Eliston, Don Watkins

- Seal Coating is planned for August 14th, (8-14-21). Status of the repairs for the behind Plat #31 (Alexanders)
- A guy is coming out on Wednesday to see what we can do with the runway, the cost is going to be double what we've been paying for the material, it will be closer to $18,000, we will need two days for the runway surface to cure
- Note; By direction of the board, no homeowner ramps will be done this year.

▶ **Common Area Committee** – Don Smallwood, Terry Jackson, Vince Phelps, Steve Harless and Katie Thrall

- Laura researching the storage building, 40x50, 10x10 door, 18x10 door plus a man door, 15 foot sidewalls. Location TBD, area suggested is south of the picnic area, next to the existing picnic area, and have access to the building right off that taxiway. Cost estimate of at least $100,000, Morton says - $50 - $75 per sq ft, $120,000 to S140,000, Buddy Geertz requested that he be given the opportunity to put a proposal together. Board agreed to give Buddy the opertunity to present a proposal.

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- **Architectural Control Committee** – John Conroy, Sandy Mason, Ken, Jim Dyer, Jeff Johnson Maria Riehl
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  - Gaines are discussing a fence, next door to John Conroy, they are continuing it to the Lewis's property and a gate will need to be put up, this gat would be across a Van Aire easment, ACC hasn't given them a up or down vote waiting on the gate information, Bob wants to put the gate on, if the fence is part of the easement, then we don't want to have the gate. Board suggestion: two posts and a chain, and a sign on the chain, this is consistent with other access, the easement is 20 feet.

- **Investment Committee** – Linda Alexander, Dawn Conroy, Morrie Hoffman
  - Oil and Gas TBK account has $203, 000, we would need approval to transfer more money over to Morgan Stanley (no action/motion taken)

- **Oil & Gas Committee** – Ted Stallone, Tom Thrall, Don Smallwood
  - As noted in Financials the check for the Oil & Gas lease was received.
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- **Covenant Review Committee** – Ted Stallone, Paul Danyew, Charles Elliston.
- Noted that article 8 Needs to be rewritten and updated. This Committee is aware
- Noted that Covenants need to be voted on at the annual meeting

- **VASC Picnic** VASC Board.
- Scheduled for August 28th No Change

OLD BUSINESS
- Status of the Grass Runway rule discussed, Discussed at length. It is noted that two of our members are in contact with a lawyer, and want the board to ratify and post the 2011 vote that was annulled by the 2012 Board, No decision on this issue as more information needs to be gathered.
- John is seeking legal advice to insure the Board can repeal the 2021 Grass runway proposal/rule.
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NEW BUSSNESS
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Tabled Items
- None

9:16 Laura Motion to adjourn, John, Tom Seconds. Passed 4-0