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

12th December, 2021

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

The meeting was called to order by John at 7:08 PM,

Meeting Minutes for October reviewed and John Motioned and Tom seconded Approved 3-0.

Financials, (Linda Alexander)

- Reserve Study Discussed, Dan Noted there are specific accounting experts for reserve studies and they are about $2000.00 per year if professionally done. Reasons for a reserve study or maintenance plan was discussed.
- Discussed the possibility of creating a VASC Committee for/to maintain a reserve study (2 or 3 individuals) No motion at this time
- 2022 budget does address a 3% assessment increase. This will add $1853.00 to the 2022 budget.
- Note $100,000.00 moved from the general fund to the Morgan Stanly account.

**Report of Officers, and Committees**

- **Audit Committee** –, Dawn Conroy, Laura Larkin
  - Pending members to audit the VASC Windy Odenbrent TBD?
  - No report needed till 2022 Membership meeting.

- **Fuel Committee** – Tom Thrall, Ted Stallone, Charles Elliston, Jim Viduna
- Fuel Committee has increased the margin to 5% to cover Credit Card fees.
- Linda Noted additional funds may be missing from the fuel account due to transition of fuel system vendors. Fuel Committee will research usage and balances and report to the board
- As noted wit financials Credit Card Payments (See Financials)
- VASC requesting the fuel company that is processing the fuel payments completes the State Audit paperwork.
- John Conroy will provide a copy of the fuel system contract to Linda (Treasurer)

- **Runway Committee** – Tom Alexander, Brandon Jewett, Mark Mason, Charles Eliston, Don Watkins
- Tom discussed the possible options and reasons for considering rototilling the runway next time it need to be resurfaced this came up in the discussion on the need for a reserve study it was noted that the last resurface was at a cost of over $400,000.00

- **Common Area Committee** – Don Smallwood, Terry Jackson, Vince Phelps, Steve Harless and Katie Thrall
  - Buddy provided additional information for building 36x40 $36K, the 40x48 $56K, the enclosure would add some to it.
  - Buddy Gortz volunteered to supervise the project if VASC decides to move forward with the building project.
  - Tom Alexander Walkway proposal will probably include, 2 inches of asphalt and then 3 inches of road base
  - .

- **Architectural Control Committee** – John Conroy, Sandee Mason, Ken, Jim Dyer, Jeff Johnson Maria Riehl
  - No update

- **Investment Committee** – Linda Alexander, Dawn Conroy, Morrie Hoffman
  - No update

- **Oil & Gas Committee** – Ted Stallone, Tom Thrall, Don Smallwood
  - Pending the oil well located on the VASC capping project was discussed many detailes are pending due to legal negations taking place
- **Covenant Review Committee** – Ted Stallone, Paul Danyew, Charles Elliston.
- No update noted that article 8 needs to be rewritten and updated. This Committee is aware
- No update Noted that Covenants will not be on at the annual meeting

- Notes from Secretary.
- VASC Member ship meeting is set for Feb 6th at The Grange 25200 E 152nd Ave, Brighton Colorado, 1:30 pm to 4PM.

OLD BUSINESS
- None

NEW BUSSNESS
- Notes for Annual Meeting, Dan to solicit questions (Via Email) for the lawyers presenting on the Oil & Gas Fund.

FROM THE FLOOR
- .

Tabled Items
- None

January VASC Board meeting is set for the 30th, 7PM at Dan and Kathy M's house home

Meeting adjourned about 9 PM,