

MINUTES OF THE SPECIAL MEETING OF THE VAN AIRE SKYPORT CORPORATION MEMBERS November 19th, 2023

The Special Meeting was convened at 15686 Elk Cir, Brighton, CO, on November 19, 2023.

Ron Stites, Office Manager, and Buddy Goeritz, Member, conducted a written sign-in from 11:00 am until 11:26 am.

- Board Members Present
 - John Conroy (President and 2B)
 - Ed Cole (Treasurer and 1A)
 - Tom Edwards (2A)
 - Brandon Jewett (At-Large)
 - Maureen Bendure (1B)

The Meeting was called to order by President John Conroy at 11:26 a.m.

A roll call and comparison to the Sign-In Sheet confirmed 64 Members present in person or by validated proxy. This number represents 77% of the 83 Members eligible to vote.

John set the Agenda by summarizing the Notice of the Special Meeting (attached). He briefly explained the purpose of voting on amending the Articles of Incorporation. Brandon and Tom spoke briefly on the topic. A secret ballot was held on Ballot Measure 1 (see attached).

Ballots were counted by a three Member Committee consisting of:

- Mari Snyder
- Don Watkins
- Jennie Baldwin

The results on Ballot Measure 1 were 55 in favor and 9 opposed, for 64 total votes. The measure failed to achieve the required 56 votes (67% of 83).

John explained that we can continue with the other two measures, but they will require a 75% majority vote according to our Article of Incorporation. That meant that 63 affirmative votes would be needed to pass each measure.

Real Estate Agent Jeremy Raskin presented information about the two properties under consideration. He included the descriptions and some comparative pricing data ("comps"). Several Board Members spoke in favor of both motions. After a Q&A session, the Members voted on Ballot Measures 2 and 3 by secret ballot. The ballots were counted by the same three Member Committee listed above.

The results were:

	Yes	No	Total	Result (75%)
Ballot Measure 2 (5.5 acres)	63	1	64	Passed
Ballot Measure 3 (16 acres)	60	4	64	Failed

The Board and Members discussed the results of the vote, and there seemed to be a strong consensus that another vote might result in different outcomes for the failed measures. The Board agreed to consider another Special Meeting in the near future.

The Meeting was adjourned at 1:18 p.m.

Notice of Special Meeting

The Van Aire Skyport Association board will host a Special Meeting at **11 am on Sunday, November 19, 2023, at Brandon Jewett's hangar at 15686 Elk Circle, Brighton, CO 80603.**

Your attendance at this Meeting is vital. We have **three time-critical decisions to make** regarding protecting Van Aire from land-development encroachment and a much-needed change to our Articles of Incorporation.

Thus, the purpose of the Meeting is threefold. The first item is to amend our current Articles of Incorporation to align with CCIOA more accurately. We propose changing our current requirement of a 75% majority vote to purchase real estate to the more CCIOA-compliant benchmark of 67%. To do this, CCIOA requires 67% of our members present (in person or by proxy) to approve this change. **We have timed the Meeting to be most convenient for many, and our goal is to keep the Meeting as short as possible, so please plan to be there or vote by proxy if necessary.**

The second and third items are to discuss and vote upon purchasing two properties. We feel both properties will threaten Van Aire if developed, and since both are coincidentally for sale at this moment, we think it is in the community's best interest to act on controlling the future of each one.

In no particular order, the first is a 16-acre property adjacent to Van Aire on our northwest corner (at the SE corner of Gun Club and 160th). The second is the 5.5-acre property located at the SW corner of Harvest Rd and 156th, bordered by the white fence.

Your Board has tentative purchase agreements, subject to your approval, in place for each property. We've tentatively agreed on \$1M for the 16 acres and \$550k for the 5.5 acres.

We have a little over \$4M in the bank and our CD investments. We believe purchasing these properties will ensure the future viability of Van Aire by keeping direct control of these nearby tracts. These properties will become critically important soon as developers gobble up more and more land around us.

Members, I do not want to scare you, but our friends at Parkland Airpark (near Erie) are witnessing the construction of suburban homes directly off the west end of their runway as we speak. These homes present a danger to an airpark like theirs, and with no help from the county, they are left to bear the entirety of the battle to stay open in the future. Additionally, several of our members recently attended an "open" meeting regarding noise at Rocky Mountain Regional Airport in Broomfield, where, despite aviation agreements being in place, vocal nearby residents are working hard to close that airport.

We have worked diligently to come to terms with both surrounding property owners for all these reasons. We need a strong turnout at this Meeting to reach the threshold required to purchase property, and we hope to see you there! If they fall into the "wrong" hands, we risk losing control of our future here at Van Aire.

Just FYI, we understand the future uses of each property will be the topic of many public and individual conversations, but please know our first priority is simply to secure them both. Once we do, we can take our time deciding what to do with each. We may choose to do nothing, or some may feel our needed storage building could be placed on either one. Many things are possible, but the priority (and our focus) is simply to secure them before anyone else.

Proxies are included in this mailer. If you cannot attend in person and wish to vote by proxy, feel free to contact any board member if you need someone to carry your proxy and cast your vote. Also, please see the Oct 2023 draft meeting minutes for more background information on our discussions.

Food and drinks will be provided - please feel free to bring your own snacks if desired.

We look forward to seeing you there!!

Sincerely and respectfully,

John Conroy
President, VASC
303-503-3126

Ballot Measure 1:

Van Aire Special Member Meeting

November 19, 2023

Are you in favor of changing the Articles of Incorporation from the current requirement of a 75% majority of owners to approve the purchase of real estate to a 67% majority of owners as presented in the 11/19/2023 Special Meeting?

Yes ☐

No ☐

Ballot Measure 2:

Van Aire Special Member Meeting

November 19, 2023

Are you in favor of Van Aire purchasing the 5.5 acres at the SW corner of Harvest Rd and 156th as presented in the 11/19/2023 Special Meeting?

Yes ☐

No ☐

Ballot Measure 3:

Van Aire Special Member Meeting

November 19, 2023

Are you in favor of Van Aire purchasing the 16 acres at the SE corner of Gun Club and 160th as presented in the 11/19/2023 Special Meeting?

Yes ☐

No ☐