MINUTES OF REGULAR MEETING OF THE VAN AIRE SKYPORT CORPORATION BOARD OF DIRECTORS
May 8, 2024

This meeting was convened at 15725 Elk Circle, Brighton CO, on May 8, 2024. President Brandon Jewett called the Meeting to order at 6:36 p.m.

Brandon moved to nominate Jenny Mack for Secretary, Jim Baker for Treasurer. Maureen seconded the motion and the board approved unanimously 4-0.

Present at the meeting were:

- Board Members:
    - Brandon Jewett (President and Member-at-Large)
    - Maureen Bendure (1B)
    - Buddy Goeritz (2B)
    - Ed Cole (1A) Arrived 10 min late.

- Visitors:
    - John C.
    - Charles E.
    - Jenny Mack
    - Ron Stites, Stites & Associates, LLC (Office Manager)

Brandon presented the Agenda for this meeting (attached)

Treasurer's Report:

- Financials:
    - Monthly Profit/Loss.
    - YTD Profit/Loss compared to Budget.
    - YTD Profit/Loss for Oil and Gas.
        - Brandon explained the wells have been capped as the reason why there is a decline in profits, but the capping is temporary for new drilling and the old wells will begin flowing soon.
    - Balance Sheet.
    - A graph of Oil and Gas Revenue was circulated to the Board.
    - A copy of the Schwab April 1-30, 2024, statement was circulated to the board.
    - Ron discussed a resident is behind on HOA fees and had asked if they could pay after receiving their tax return. Brandon explained that the board cannot forgive dues but remind them of the policy and looks forward to a report next

month.
  - Ron led a discussion about the Ad Valorem tax being withheld.
    - A Motion to hire an attorney to look into Verdad not withholding taxes for Van Aire.
      - Maureen 2nd the Motion and it was approved.
  - Ron suggested that Jim Baker talk to Ed Cole and discuss Bank of Colorado and Schwab and for Jim to speak to Ron about forwarding reports and printout financials via email.
  - Brandon mentioned purchasing a printer for Van Aire to print reports.
    - Discussed purchasing computer for Van Aire that stores quick books/accounting information.
    - Discussed office expenses.

Committee Reports:

- Audit Committee:
  - Nothing new to report.
- Fuel Committee:
  - Charles discussed a fuel delivery of 2,000 gallons. He stated that the price of fuel did increase a few cents.
  - Charles also expressed the need to replace the fire extinguisher and the gas nozzle with an auto shut off. Brandon offered a credit card for the purposes of replacements around the community. Charles then asked about having a company come to check and for installation.
  - He will then provide a report for a vote at the next meeting.
- Nominating Committee:
  - Two new members are approved to the board unanimously
    - Jim Baker (Treasurer)
    - Jenny Mack (Secretary)
- Runway Committee:
  - Charles has someone to look at the runway and taxiways cracking and discussed a warranty with vendor about sealant.
  - Discussed obtaining an estimate to repair the remote runway lights.
- Common Area Committee:
  - Charles suggested communicating with him before mowing so he can go prep the areas around lights/hazards with small mower.
- Architectural Committee:
  - Nothing new to report.
- Investment Committee:

    - Nothing new to report. Discussion on re-investment of CD's coming due.
- Oil and Gas Committee: Nothing new to report

- Covenant/Bylaw Review Committee
    - Buddy brought a motion to retain an HOA attorney to review the rules and procedures.
        - It was communicated to retain David Furman (Altitude).
        - Buddy wants to revise by-laws and covenants.
        - Brandon communicated to Buddy about writing a proposal and then we can follow up with a consultation with an attorney.

Old Business:

- Brandon presented proposed new rules and regulations.
- Maureen seconded the motion.
- Brandon communicated the large amount of the information in the previous Rules and regulations. and expressed the need to reduce, re-word or eliminate. He stated the intention to follow Van Aire Documents, Local and Federal Rules and regulations and to provide guidance and to limit Liability to VASC and to establish responsibility to each member for conduct on the use of the common area.
- Walking Path:
    - Tom Edwards picked up drawings from Western to begin planning.
- Storage Building/ Club House:
    - Buddy noted he went to Adams County planning. Brandon discussed the need for him to go talk to the neighbors bordering the lot and ask their opinion.

New Business:

- FRIA (FAA-Recognized Identification Areas) for UAS/Model aircraft operations on Van Aire Common Area.
- Ron discussed both mailing and emailing the old and new rules.
- Brandon moved Revised Rules and Regulation as presented and amended.
    - Maureen seconds the motion. Motion passed 3/0
    - Buddy abstained his vote until he has read the proposed rules and regulations.

Next Meeting:

- Not Set

Brandon moved to adjourn. Maureen seconded the motion and the Meeting adjourned at approximately 8:45.