MINUTES OF REGULAR MEETING OF THE

VAN-AIRE SKYPORT CORPORATION BOARD OF DIRECTORS

May 4, 2022

1. PRESENT: Directors; John Conroy (President), Charles Elliston 1A, Bill Teater 1B and Guests, Alma Cox & Buddy Goeritz, Members. 2A and At Large positions, vacant.

2. The meeting was called to order by John at 7:02 PM at Bill's hangar, 15846 Delta Ct.

3. Meeting minutes for April 14, 2022, Charles moved to approve, John seconded and were approved unanimously.

4. There was discussion on what to expect from Secretary on prompt approval and distributing meeting minutes. The bylaws currently require minutes be approved before adjournment of board meetings and be posted within 15 days. Bill suggested bylaws change to require the minutes approval through email within 2 days of the meeting.

5. Report of Officers and Committees:
   Financials: <u>Linda Alexander</u>, No report.

   The search for replacements for Treasurer and Secretary - no decisions yet. One person is interested in the Treasurer position. John reported Linda Alexander has fully resigned as Treasurer and has given all the Treasurer materials to him.

   Reserve Study Committee Update, John Conroy, Bill Teater, Ted Stallone. No report.

   Tax Attorney Update: Bill stated questions raised over the last 4 ½ years have all been answered by the tax attorney regarding the use of the oil and gas funds and our compliance with the IRS. He feels the board should pass a motion to accept the tax attorney's direction. More discussion followed.

   Audit Committee: <u>Linda Alexander</u>, Dawn Conroy, Laura Larkin. Report not needed until later.

   Fuel Committee: <u>Tom Thrall</u>, Ted Stallone, Charles Elliston, Jim Vyduna

   Charles reported that all monthly and annual fuel system inspections are now up to date and there are some minor maintenance items to attend to. Alma Cox offered to help with some of the work.

   Bill reported there was apparently an additional approximately $4500 previously remitted to Van Aire by Petroleum Equipment Services so our legal claim against that company will be reduced by that amount. As soon as we have a Treasurer in place to help retrieve the required information from our records the complaint to the Adams County Sheriff will be made.

Runway Committee: Brandon Jewett, Mark Mason, Charles Elliston, Don Watkins

John stated we need more volunteers to be on the committee.

Status of taxiway repair: no report.

Common Area Committee: Don Smallwood, Terry Jackson, Vince Phelps, Steve Harless and Katie Thrall Buddy Goeritz reported some of he numbers for the proposed storage building are all over the place and he is still working on a cost breakdown for the complete project, and still needs contractor cost.

Architectural Control Committee: John Conroy, Sandy Mason, Ken, Jim Dyer, Jeff Johnson, Maria Riehl: No report

Investment Committee: Linda Alexander, Dawn Conroy, Morrie Hoffman

No report. The board agreed we may need more involvement with investment planning.

Oil & Gas Committee: Ted Stallone, Tom Thrall, Don Smallwood No report.

Covenant Review Committee: Ted Stallone, Paul Danyew, Charles Elliston No Report

6. Old Business: There are 3 candidates for the At Large Board position, Tom Thrall, Jeff Johnson and Carl Goeritz and none for the 2A position. Since an election is required in a special meeting for the election, it is felt it should be done at the same special meeting used for the membership to consider approving the bike/walking path. That date can't be determined until the proposed design is complete and bids are received.

7. New Business:

The board agreed we need to comply with the bylaws and state requirements by keeping a Rules and Regulations document (which has never been created before) to keep track of them. This will require considerable research to accomplish, will need to find all the related information in the board minutes etc.

Charles has offered to keep track of suggestions for changes in the VASC bylaws.

8. The bike/walking path received a great deal of discussion, including about the design, procurement of competitive bids, scheduling to get it done soon etc. The board has agreed the design would change from an asphalt installation to all concrete, 8' wide, 4" thick, 4000 PSI with 8' woven wire mesh was agreed to be probably the preferred design, but no official decision yet.
   To stay within the budget the more expensive concrete project may suggest the width would need be reduced. Actual bids on the different options will help make the decision.

9. Riquel Harvey has volunteered to work on getting the website replaced and up and running again. Time frame is not determined at this time. Bill suggested VASC have a WhatsApp Chat set up for the entire community.

10. The date and time of the next board meeting will be announced late May or early June.

11. The meeting was adjourned at 9:40 pm.

Respectfully submitted,

Bill Teater