**MINUTES OF REGULAR MEETING OF THE**

**VAN AIRE SKYPORT CORPORATION BOARD OF DIRECTORS**

**August 16, 2022**

1. The meeting was called to order at 5:20 PM in the hangar at Bill Teater's home. President John Conroy, board members Ted Stallone, Charles Elliston, Bill Teater, and Treasurer Ed Cole, plus members Don Smallwood, Tom Thrall and Tom Alexander were in attendance.

2. Meeting minutes of the last meeting were previously approved.

3. FINANCIAL STATEMENTS:

   Presented by Ed Cole, Treasurer. Approved unanimously.

4. Ted suggested that it would be appropriate for the board to make a formal decision regarding which law firm to retain going forward. However, after substantial discussion, no motion was offered, and no formal choice was made. Changes to the VASC Collection Policy made necessary by Colorado House Bill HB22-1137 were discussed. Ted and Charles will be in communication with Kim Porter, the attorney hired to provide us with legal forms to comply with the new law, and review our current documents to be sure we are in compliance.

5. Next was discussion regarding planning the upcoming Special Membership Meeting and the items to be included. They are:

   a. Elect an At-Large board member. Current candidates are Buddy Goeritz, Jeff Johnson, and Tom Thrall.
   b. Presentation of the concept of the proposed walk/bike path to include engineering drawings, bids, and contract features, to the membership. If the board can assemble all the pertinent information for dissemination to the membership a reasonable time prior to the meeting, the board will call for a motion to approve construction of the new bike/walking path as presented.
   c. Budget approval to financially compensate an in-house Secretary/Treasurer or two separate individuals to perform these necessary and increasingly complex tasks. Contingently, if no one from the membership is willing to step up, it will be necessary to hire outside personnel to perform these tasks going forward.
   d. Ted moved to call a Special Meeting of the membership. 2nd by Bill, passed unanimously. The special meeting is planned to coincide with the date of the

annual fly-in picnic on Saturday, September 10, 2022. The meeting will convene at 3:00 pm at a venue yet to be determined.

6. RUNWAY COMMITTEE
   Charles reported the committee will have a bid on the runway crack sealing work by next week. September crack sealing done by volunteers is most likely. We already have most if not all the materials necessary for the job.

7. The board again discussed the need to find a secretary and considered hiring an assistant to the new secretary.

8. Discussion regarding the Morrisette collection issue gave rise to an informal decision to ask Linda Alexander to help in organizing the financial data necessary before the case can be submitted to the Adams County Sheriff's Department for further action. The board also determined that it would be appropriate to financially compensate Linda for her professional contribution to this effort.

9. There was a lengthy discussion among the members regarding the lack of volunteers for most committees. Particularly snowplow truck drivers and tractor mower drivers are needed. John will send out a letter about that to the membership.

10. John moved that the taxiway overlay repair necessary on the taxiway behind the Alexander home be handled as a separate project from the new bike/walkway project. Motion seconded, and carried.

11. Don Smallwood reported the VASC snowplow pickup truck is in the shop for front end repairs and should be done by next week. Don also recommended the purchase of a new chemical spray to control the heavy growth of koshia weeds in our common area. Ted moved to approve his request to spend approximately $2500 for more spray chemicals. Seconded by John, motion carried.

    OIL AND GAS COMMITTEE:
    Don reported that Verdad will be gone from the north drilling site this week, and all wells will be producing soon. Employees stated the wells are quite strong. It is impossible to accurately forecast when the first production royalty check will arrive, due the fact that we have no definitive information regarding when the six-month clock actually started (or will start). Also, more wells will be drilled related to our lease in 2023.

12. The board needs a report from Brandon Jewett on Adams County's response to our request for "Low Flying Aircraft" signs. Ted will check with him.

13. ARCHITECTURAL CONTROL COMMITTEE:

    John reported the ACC approved a shed construction project requested by Don & Dionne Watkins.

14. FYI to the membership.
    A group of investors from Denver owns the 16.57-acre parcel of land currently zoned for Agriculture on the Adams County Zoning Map, that lies north of 160$^{th}$ Ave, east of Gun Club Road and 15' west of the western most Van Aire taxiway, and south of the north side of Green Estates subdivision (that is southwest of the Meeks home).

    Some of our members have suggested we purchase the land for Van Aire Skyport Corp. to develop and sell lots to homebuilders, or possibly for other uses. This purchase has not been negotiated nor have any proposals been made. The seller has asked $1,500,000.00. The board appointed an ad hoc committee of Don Smallwood, Brandon Jewett, and Casey Meeks to continue to investigate on the board behalf, the feasibility of further action. At the meeting it was moved by Ted and seconded by John that we approve up to $1000.00 to have an appraisal of the property performed for VASC.

15. The next regular board meeting date is set for 6:00 PM, September 20, 2022 in Bill Teater's hangar.

16. John adjourned the meeting at 9:45 PM.

Respectfully Submitted,

Bill Teater, Board Member