APPROVED MINUTES

VAN AIRE SKYPORT CORPORATION BOARD OF DIRECTORS
Monthly Meeting on October 29, 2025

The meeting was convened at the home of Jim and Jeanette Vyduna at 15886 Delta Court, Brighton, CO, on October 29, 2025, at 6:02 pm.

1. President Elliston called the meeting to order at 6:02 pm.

    - Due to the absence of former Board Secretary, President Elliston, verified that meeting notice was issued in accordance with the bylaws, conducted a roll call, verified that a quorum was present, and verified that the previous month's meeting minutes had been approved via email.

    Roll Call was as follows:

    - **Board Members:**
        - Director Maureen Bendure, Vice-President (1B) (Term expires at end of 2025) **Present**
        - Director Tom Edwards (2A) (Term expires at end of 2026) **Present**
        - Director Charles Elliston, President (Director At-large) (Term expires at end of 2025) **Present**
        - Director Buddy Goeritz (2B) (Term expires at end of 2025) **Present**
        - Director D.J. Hernandez (1A) – (Term expires at end of 2026) **Present (Electronically)**
        - Treasurer Jeanette Vyduna - **Present**
        - Office Manager Ron Stites, Stites & Associates, LLC (attending electronically) (plans to retire at end of 2025) **Present**
    - **Guests present**:
        - Fuel Committee and Investment Committee member, Mr. Jim Vyduna
        - Governing Document Review Committee Member, Mr. Don Watkins
        - Mr., Justin Anisimow - JP Morgan representative
        - Mr. Eric Smith - JP Morgan representative
        - Mr. Terry Jackson – Investment Committee Member
        - Mr. Leon Brodie
        - Mr. Adam Vaughn

    NOTE: Everyone present was advised that all aspects of the meeting were being video and/or audio recorded.

2. **President's Report**: (It was assumed that all directors and officers will have read this report prior to the meeting, hence the President will not take meeting time to verbally present the report to the board.)

    A. The Walking/Biking Path is now almost complete. We still have a few finishing touches to perform, but nearly all the hard work is done, and it is very usable. It is appropriate to note that this long-term project is the result of a lot of hard work over several years by at least five board presidents, and twenty or so board members. Notable contributors to the completed project are former board presidents, Tom Alexander (who spawned the original idea), as well as Bill Teater, John Conroy, and Brandon Jewett – if I missed any, I apologize. All these community leaders carried the torch toward the finish line and did much necessary work to design, redesign, and re-redesign the final plan, as well as convince the membership of its need and utility. Numerous board and community members provided excellent guidance and assistance with planning the project, as well as presenting it to membership, and getting it done. At least three special elections were required to achieve the necessary majority vote to finally approve the project. It is gratifying to see so many of our members already walking and biking much more safely on the new path every day. Not only have we enhanced the safety of our neighborhood exercisers, but we have also increased the level of aviation safety enjoyed by our flying neighbors. There is little doubt that this one amenity has substantially increased not only the safety and utility of the neighborhood, but it has also enhanced the desirability and property value of every home at Van Aire. THANK YOU TO ALL OF YOU WHO HAVE PUT SO MUCH TIME AND EFFORT INTO MAKING THE PROJECT A RESOUNDING SUCCESS!!!

B. The proposed bylaw amendment ballots have been mailed out. The closing date for postmarks on return ballot envelopes is November 9, 2025. We are allowing one week after the closing date to ensure that all returned ballots are received, before conducting a vote-counting meeting. We are currently soliciting volunteers, who are not board members, to serve on the vote counting committee. This is a good way for people who do not have the time or schedule flexibility for regular board service to perform a one-time service to the community. Please contact any board member if you would like to serve your community in this way.

C. The prairie dogs are back. We will be treating their dens with appropriate rodenticide after November 1st.

D. At the last board meeting, President Elliston was directed by the board to investigate and make recommendations to the board regarding professional HOA management contractors to assist with secretarial and bookkeeping tasks. Your president apologetically says that this task is still incomplete.

E. On a personal note, I received a phone call from our former Board Secretary, Mandy Donovan to advise the community that she made it through her neck surgery successfully on Wednesday, October 22nd, with no complications. During the call she was her usually bubbly self, sounding strong and healthy. She will be in a very severely limiting neck brace for the next six weeks, but after that, she should be good to go! I let her know that we all wish her the absolute maximum possible success in her recovery.

-End of Report-

3. **JP Morgan Investment Presentation:**

Mr. Justin Asinimow, and Mr. Eric Smith from the Brighton office of JP Morgan Company presented a proposed investment plan and possible fiduciary relationship arrangement to the board for consideration. The proposal included a three-tier investment ladder consisting of a 0 to 1 year window for short-term high security investments such as Certificates of Deposit and/or Treasury notes currently yielding < 4% apr; a 1 to 3 year window composed of longer-term high security investments yeileding between 3% and 4%; and a 3 to 10 year window consisting of a stock/bond mix yielding 5% to 7%. They indicated that a fiduciary fee of 0.6 percent of the principal amount would be charged for services. The board thanked them for their presentation and they excused themselves from the remainer of the meeting.

4. **Treasurer's Report**:
    - Treasurer Vyduna briefed the board on the current corporate financial status including bills paid in the previous month and receipts.
    - Office Manager Stites presented budget vs actuals for the previous month.

5. **Committee Reports:**

- **Architectural Control Committee:**
  Tom Alexander, John Conroy, Tom Edwards, and Maria Riehl.
    - Director Edwards indicated that no new applications had been filed with the ACC in the previous month.

- **Audit Committee:**
  Linda Alexander, Maureen Bendure, Nancy Flanigan, Helen Gaines, and Wendy Odenbrett.
    - No Report was provided. Treasurer Vyduna asked what plans existed for conducting an external audit. The consensus opinion was that it would be prudent to contact an external audit provider in the next few months to schedule an external audit for some time next year.

- **Common Area Committee:**
  Terry Jackson, Vince Phelps, Charles Elliston, Carl “Buddy” Goeritz.
    - President Elliston briefed the board on Committee Member Vince Phelps’ findings regarding county requirements with respect to a fence along the property boundary at Gun Club Road and 160th Ave. Director Bendure suggested that no fence was necessary along the Gun Club Road property line. Other board members agreed.
    - Director Edwards offered a motion to direct President Elliston to purchase steel fence posts in sufficient number to erect a barrier (with reflectors) to prevent vehicular traffic from crossing onto the property on the curve of 160^{th} where there is no bar ditch. Director Bendure

seconded the motion and it passed without objection.

- **Governing Document Review Committee:**
  Carl Goeritz, Don Watkins, Charles Elliston
    - President Elliston presented a proposed revision of the VASC Airport Operating Rules and Regulations regarding use of the Aviation Fuel Storage and Dispensing Facility for a first reading and discussion. Several visitors attended the meeting to speak on this topic. Director Hernandez offered a motion to permit the visitors to speak during the board's discussion instead of waiting until the Open Forum time normally reserved for such speakers. Director Edwards seconded the motion, and it passed without objection. After considerable discussion the board rejected the proposed revision, electing instead to leave the existing AOR&R regarding use of the fuel facility in force.

- **Fuel Facility Committee:**
  Jim Vyduna, Charles Elliston, John Conroy, Charles Elliston, and Wayne Henke.
    - Fuel Committee Chair, Jim Vyduna updated the board on the most recent fuel delivery, and participated in the discussion cited above regarding the proposed revisions to the fuel facility portion of the AOR&R. (See the GDRC discussion above for the outcome.)
    - There was considerable discussion regarding the recent ownership changes at Platte Valley Airpark and how they might affect our bulk aviation fuel supply in the future. Director Hernandez offered a motion to direct the Fuel Facility Committee to explore other options for acquiring bulk fuel, including contacting a vendor recommended by Mr. Adam Vaughn, as well as exploring the possibility of installing additional fuel storage capacity which would enable us to purchase fuel cost-effectively independent of cooperative purchase arrangements with other local fuel consumers. Director Edwards seconded the motion and it passed unanimously.
    - Director Edwards offered a motion to direct Fuel Facility Chair Jim Vyduna to look into every possible option to locate a bulk fuel supplier other than Platte Valley Airpark. Director Bendure seconded the motion and it was passed without objection.

- **Investment Committee:**
  Director Maureen Bendure, Terry Jackson, Jim Vyduna, Treasurer Jeanette Vyduna, and Office Manager Ron Stites (Mr. Stites is NOT a voting member of the committee. He serves in an advisory capacity only.)
    - Treasurer Vyduna stated that the discussion with the JP Morgan representatives and the Treasurers Report covered all salient Investment Committee points, so no further briefing was deemed necessary. She also stated that a representative from Charles Schwab will be presenting to the Investment Committee at the Vyduna's home at 6:00 pm on Thursday, November 6, 2025.

- **Nominating Committee:**
  Director Maureen Bendure, Director Tom Edwards, and Kathy McGurran.
    - No report was offered other than President Elliston reminding the board that we still need a Board Secretary. We also need three new board member candidates to replace retiring directors Bendure, Elliston, and Goeritz at the next annual membership meeting. Mr. Eli McKee indicated that he would be interested in running for the at-large board member position. Director Goeritz was non-committal regarding whether he would run to represent block 2B next year.

- **Runway/Facility Committee:**
  Vince Phelps, Charles Elliston, Wayne Henke, John Conroy, Leon Brodie, Buddy Goeritz
    - President Elliston asked the board to consider whether they thought it was necessary to post signage or pavement paint indicating that the north side walkway was not a taxiway. The consensus was that such measures are not necessary.
    - President Elliston briefed the board on estimates to paint yellow centerline striping and side striping on the new parallel taxiway, and to repaint the centerline stripe on the runway. The consensus was to wait until any additional asphalt work was done before addressing the topic.

- **Oil and Gas Committee:**
  Don Smallwood, John Allison
    - No report was presented.

6. **Old Business:**
    - President Elliston asked the board to schedule a vote counting meeting

to count Proposed Bylaw Amendment ballots. The board agreed to meet at **5:00 pm** on **Monday**, **November 17th**, **2025** at the home of **Jeanette and Jim Vyduna** to **count the ballots**. Mr. Don Watkins, Mr. Adam Vaughn, and Mr. Rodney Woodard volunteered to serve as ballot counters. Interested members of the corporation are welcome to join the meeting to observe the vote counting process.

- Director Edwards stated that he had been in conversations with Member Samantha Wadkins, who runs a sign business, regarding supplying "No Trespassing" signs for placement around the periphery of the Van Aire neighborhood, but that no agreement had been reached.
- Office Manager Stites briefed the board regarding the question of anticipated increases in insurance coverage for the board and the corporation. He stated that errors and omissions insurance for the board only covered legal fees, and not losses due to judgements. As such there seemed little incentive to spend more money for increased coverage.

7. **New Business:**
    - President Elliston asked the board to begin considering a formal motion to be made at a later meeting to authorize an ad hoc committee to begin formal preliminary exploration of building a combined tractor shed and community center for Van Aire. The community center portion of the building would serve as a venue for monthly board meetings and annual membership meetings with audio/visual equipment and include a business office with computer and printing equipment for the use of the treasurer and secretary as well as providing a permanent storage facility for all Van Aire records and documents. The exploration order should include contracting with an architect to create a formal building plan and needed utilities planning. Director Edwards offered a motion to create such a committee naming President Elliston as the primary member of the committee. Director Bendure seconded the motion, and it passed without objection.

8. **Speaker's Corner, or Open Forum:**
    - Since members wishing to speak during open forum expressed their view during the GDRC and Fuel Committee Reports, no one sought to address the board further.

9. **Executive Session**:
   - Executive session was for required the board to determine if legal action (file a lien) should be taken with regard to chronically unpaid assessments by one member of the corporation. Director Hernandez so moved, and Director Bendure seconded. The board entered executive session at 9:45 pm.

10. The board re-entered open session at 10:00 pm.

11. Director Hernandez offered a motion to instruct Office Manager Stites to not send a proposed payment plan to the delinquent member this month, in favor of allowing a board member to speak personally with the individual in question in an effort to resolve the issue amicably. If the personal contact initiative fails, a payment plan letter will be sent to the delinquent member at the end of November. Director Edwards seconded the motion, and it passed without objection. According to the provisions of the Colorado Common Ownership Interest Act, and the VASC Collection Policy, if the payment plan is rejected by the delinquent member, a legal process resulting in a lien against the property in question will follow.

12. **The next board meeting** was scheduled to be held at 6:00 pm on November 20th, 2025 at the residence of Jeanette and Jim Vyduna.

13. **Adjournment**: The meeting was adjourned at 10:04 pm.

Addendums:

Addendum 1:

Board Motions and Disposition for Calendar Year 2024:

- **July 15, 2024**: Maureen nominated Charles Elliston to fill the vacant At-Large Director position. Since the position was uncontested, the nomination was accepted unanimously. *(Completed).*
- **July 15, 2024:** Maureen called for a motion to nominate Charles for the position of President. Tom nominated Charles and Buddy seconded the motion. The motion passed unanimously. (*Completed)*
- **July 15, 2024:** Tom proposed a motion to increase the cap for Ron's work by $500.00 monthly. Which will be a total of 1500.00 per month for his continued support. Ed seconded the motion and it was approved unanimously. (*Ongoing.)*
- **July 15, 2024:** Tom proposed a motion, in light of Ron's move to Missouri, for an extra person to help with the Certificates of Deposit and Schwab account rollovers. Maureen volunteered to serve in that capacity going forward. Ed and Maureen will coordinate with Ron to manage the CD investments portfolio to make sure they are properly timed and accounted for. Maureen seconded the motion and it was approved unanimously. (*Completed.)*
- **July 15, 2024:** Buddy made a motion to retract the Board's proposed revision of the Airport Operating Rules and Regulations. Maureen seconded the motion and it passed unanimously.

(*Completed.*)

- **August 19, 2024**: The board moved to require formal Adams County approval of a proposal by Adam Vaughn to partner with Rod Woodard to create a drainage system that would spill into the bar ditch on the east side of Fortune Court towards 160th Avenue prior to Architectural Committee approval of the plan. Further, the board directed that Mr. Vaughn should be notified of this decision in writing ASAP. (*Completed.)*
- **September 16, 2024**: Director Cole moved to authorize rental of a handicapped capable Porta-Potty unit for the VASC Annual Picnic/Fly-in. Director Edwards seconded the motion and it was passed unanimously. (*Completed.)*
- **September 16, 2024**: Director Bendure moved for the directors to take two weeks to present the three walking/biking path options suggested by Director Edwards to their constituents for comments or suggestion of improvements. If no significant improvement suggestions are received from the membership by October 1, 2024, Director Edwards will proceed to acquire updated engineering drawings of all three options from Western Engineering and seek contractors willing to make bids for all three options. Director Edwards will then forward the updated drawings to the members of the board via e-mail before the October meeting, at which the options will be further considered prior to presentation to the full membership for approval at a special meeting. Director Cole seconded the motion, and it was passed unanimously. (*Completed.*)
- **September 16, 2024**: Director Elliston called for adoption of the Approved Vendor Policy that was presented to the board at the August board meeting. Director Edwards moved to accept proposed policy as presented. Director Bendure seconded the motion, and it was passed unanimously. (*Completed*.)
- **September 16, 2024**: Director Cole moved to authorize the purchase of the Owl Meeting device for $1,099.00 from Mr. Jim Vyduna. The device will become the property of VASC. Director Goeritz seconded the motion, and it passed unanimously. For the foreseeable future the board president will maintain custody of the unit. (*Completed*.) Note: Mr. Jim Vyduna has generously volunteered a room in his residence for future board meetings. The room is equipped with a very large screen TV, which will facilitate electronic attendance by Office Manager Stites as well as other Directors who may not be able to attend in person. To facilitate this change, Mr. Vyduna will maintain physical possession of the Owl device for the foreseeable future.
- **September 16, 2024:** Director Edwards moved, and Director Cole seconded the motion to approve an annual subscription with the HOA Start web-hosting service as requested by Director Elliston and Office Manager Stites. The motion passed unanimously. *In progress. Note: HOA Start failed to meet our needs, so we are now developing a website using **EasyHOA** software. It is hoped the new website will be on line for introduction to the membership at the annual membership meeting on January 18th, 2025*. (*Completed*.)
- **October 13, 2024:** Director Goeritz moved to formally appoint Jeanette Vyduna as the VASC Treasurer. Director Bendure seconded, and it passed unanimously. (*Completed.)*
- **October 13, 2024:** Director Bendure moved to authorize Director Goeritz to negotiate with Front Range Asphalt for procurement of a multi-year maintenance contract to include crack filling and seal coating using CDOT approved materials for runway preservation. Director Goeritz seconded the motion and it passed unanimously. Director Goertiz was further instructed to email the board with the results of the negotiations. (*Completed.)*

- **December 5, 2024:** A motion was made and passed unanimously to accept the proposal by Prairie Dog Pros to perform the prairie dog poison application for an amount not to exceed $900. (*Completed.*)
- **December 5, 2024:** Director Edwards moved, and Director Cole seconded a motion to table a discussion of Director Goeritz' desire to rescind the two-proxy limit specified in the bylaws until the next board meeting. The motion passed unanimously. (*Discussion tabled pending proposed revision of VASC Bylaws later in the year.*)
- **December 5, 2024:** Director Edwards moved, and Director Bendure seconded a motion, to approve the proposed 2025 budget for presentation to the general membership at the Annual Meeting in January 2025. The motion passed unanimously. (*Completed.*)
- **December 5, 2024:** Director Cole moved, and Director Edwards seconded a motion to adopt the proposed Policy for adopting new rules and policies in compliance with CCIOA requirements. The motion passed unanimously. (*Completed.*)
- **December 5, 2024:** Director Edwards moved, and Director Cole seconded a motion to adopt the proposed policy detailing how board members will resolve conflicts of interests in their board work, in compliance with CCIOA requirements. The motion passed unanimously. (*Completed.*)
- **December 5, 2024:** Director Bendure moved, and Director Edwards seconded a motion to adopt the proposed Dispute Resolution Policy in compliance with CCIOA requirements. The motion passed unanimously. (*Completed.*)
- **December 5, 2024:** Director Edwards moved, and Director Cole seconded a motion to adopt the proposed policy prescribing unit owners' right to inspect and copy corporate documents in compliance with CCIOA requirements. The motion passed unanimously. (*Completed.*)
- **December 5, 2024:** Director Edwards moved, and Director Cole seconded a motion to adopt the proposed amendment to the previously adopted Conduct of Meetings Policy to bring it in line with proposed amendments to the Bylaws. The motion passed unanimously. (*Completed.*)

2025 Year-to-Date Board Motions and Disposition of Same:

- **January 9, 2025:** Director Cole moved, and Director Edwards seconded a motion "To create an ad hoc committee called the Tax Strategy Task Force, to be chaired by John Conroy and populated by volunteers he selects. Said committee will conduct research and seek legal advice from qualified tax and non-profit experts, providing monthly reports to the board, which may be verbal or in writing. The committee will be funded initially with $5000.00 for legal and research fees." The motion passed unanimously. (*Completed.*)
- **January 9, 2025:** Director Edwards moved, and Director Cole seconded a motion to "Approve the proposed bylaw revisions for presentation to the membership for a first reading at the annual meeting, followed by a 30-day comment period, followed by a full membership vote on the website or US Postal Service for our members who prefer working in hard copy." The motion was approved unanimously. (*Completed*)
- **February 11, 2025:** Director Cole moved that the proposed **Policy Prescribing Methodology in Revising Governing Documents** be adopted as presented. Director Goeritz seconded the motion. The motion passed with two votes FOR, no votes opposed, with two board members absent. (*Completed.*)
- **February 11, 2025:** Director Cole moved that the board direct the Governing Documents Review Committee to study the Protective Covenants in detail, with an eye to recommending to the membership that the three-hangered-airplane restriction, along with other

inappropriate and unjustifiable rules, be removed from the protective covenants in accordance with the procedure specified in the governing documents and VASC Policy Prescribing Methodology for Amending Governing Documents. Director Goeritz seconded the motion. The motion passed with three votes FOR, and no votes opposed, with two members of the board absent. (*In process.*)

- **March 11, 2025:** Election of board officers for 2025: President, Director Charles Elliston; Vice-president, Director Maureen Bendure; Board Secretary, Member Amanda Donovan; Board Treasurer, Member Jeanette Vyduna. *(Completed.)*
- **March 11, 2025:** Director Edwards moved to give Director Goeritz until March 30th to find someone to farm the land. If no one is found to farm the land before that date, the board will approach Mr. Don Smallwood to plant grass on the property, with the caveat that Mr. Smallwood would be compensated for seed, fuel, fertilizer, and equipment rental, but not for labor, per the VASC Bylaws. Director Bendure seconded the motion, which passed unanimously. (*Completed.)*
- **March 11, 2025:** Director Elliston said that he had been contacted by Adam Vaughn, who is a certified prairie dog applicator to obtain bait and and apply it to remaining active holes under Mr. Vaughn's supervision. The board voted to approve the purchase. *(Completed.)*
- **April 17, 2025:** Director Edwards moved, Director Goeritz seconded, and the board voted unanimously to approve the (proposed Land Use) agreement including the once-per-season seeding provision and that VASC would contract directly with Agfinity for herbicide application. (*Completed.)*
- **May 6, 2025:** Director Edwards moved and Director Hernandez seconded this motion: "President Elliston Shall email all bids in hand to board members for crack seal and Walking path project today by 4 pm and we shall vote electronically by noon tomorrow." Directors Bendure, Edwards, and Hernandez voted in the affirmative, constituting a majority, motion passed. (*Completed.*)
- **May 6, 2025:** President Elliston emailed copies of the bid comparison to all board members at approximately 3:45 pm, May 6, 2025.

  Votes cast via email during evening of May 6, 2025 were:

  Director Bendure: "Option 5" (DC Construction)
  Director Hernandez: "Option 5" (DC Construction)

  Vote cast via email on morning of May 7, 2025 was:

  Director Edwards: "Option 5" (DC Construction)
  Director Goeritz did not vote.

  Three votes constitute a majority, the measure passed. The board has selected DC Construction to complete the crack-fill operation for calendar 2025. (*Completed.*)
- **June 12, 2025:** Director Edwards moved to formalize the choice of three contractors, , Chavez Construction, DC Construction (the crack-fill contractor), and Harris/Bijou Grading, for submission to the full membership to approve the cost of the project and to select the contractor to do the work. Director Bendure seconded the motion. The motion was passed with four votes (including Director Hernandez' proxy). Director Goeritz abstained from voting. (*Completed.*)
- **June 12, 2025:** Director Edwards moved to direct President Elliston to contact all 3 contractors to verify they still wanted the job, when they could start work, and how long the job would take. Director Bendure seconded the motion. The motion passed with 4 votes (including Director Hernandez' proxy) with Director Goeritz abstaining. (*Completed.*)

- **June 12, 2025:** Director Bendure moved to present only the fourth Walk/Bike Path design option, i.e., a ten-foot-wide asphalt path on the north side of the runway, a sixteen-foot-wide path/parallel taxiway on the south side of the runway, rerouting the northwestern-most taxiway to the runup pad instead of the end of the runway, and enlargement of the runup pads on both ends of the runway to the membership for approval. The reasoning is that four configuration options, and three contractor options represented too many choices for presentation to the membership at one time. It is believed that so many choices might discourage some members from voting, and that the voting results might not result in a clear majority for any one option. Director Edwards seconded the motion. The measure passed unanimously. (*Completed.*)
- **June 12, 2025:** Director Bendure moved that the presentation to the membership for a vote on the path project include the information about availability of each of the selected finalist contractors to do the work, as well as the bid price by each contractor be presented to the membership at the time of the vote. Director Edwards seconded the motion, and it passed unanimously. (*Completed.*)
- **June 12, 2025:** After more discussions about the bike path and how to present it to the membership continued, it was decided that only one contractor and one layout be presented to the membership with the membership then voting YES they want it as proposed on NO they do not. Director Edwards moved to authorize up to three (3) electronic meetings to make a final decision regarding the contractor and then to discuss the layout and timeline before presenting it. The electronic meetings will be conducted in accordance with the VASC Conduct of Meetings Policy, and as such will not be impromptu in nature. Director Bendure seconded the motion, and it passed unanimously. (*Completed.*)
- **June 12, 2025:** The board also decided, without a formal motion that the vote on the Walking/Biking Path issues would be a mail-in ballot for all members, rather than the electronic vote using the new website favored by President Elliston. (*Completed.*)
- **June 12, 2025:** President Elliston discussed a proposed amendment to the VASC Conduct of Meetings Policy. This proposed amendment was presented to the board for board consideration with the meeting agenda ten (10) days prior to this meeting. The proposed amendment adds a requirement for minutes of all meetings of the board and membership to be recorded and posted to the membership via email, to the website, and to the corporate document archives with specific time frames for each posting. President Elliston said that this provision should have been included in the original version of the policy, but was inadvertently omitted. Director Edwards offered a motion to approve the amended policy as presented. Director Bendure seconded the motion which passed unanimously. (*Completed.*)
- **June 12, 2025:** Mr. Vyduna also informed the board that he had previously installed, on a trail basis, a new faster Wi-Fi router by Verzion in the fuel facility building. The Wi-Fi router is an integral part of our credit card processing system. He stated that the router had much higher data throughput capability than the old Comcast system and that a Verizon account was considerably less expensive. Mr. Vyduna asked the board to approve the cancelation of the Comcast service and change to Verizon on a permanent basis. Director Edwards moved to cancel Comcast and move to Verizon. Director Bendure seconded the motion, which passed unanimously. (*Completed.*)
- **August 14, 2025:** Director Edwards moved to direct Office Manager Stites to contact Altitude Law, our HOA legal counsel, with instructions to draft an update to our Collections Policy incorporating changes to the Colorado Common Ownership Interest Act that were enacted by the Colorado

legislature to go into effect on October 1, 2025, for the price of $350.00. Director Goeritz seconded the motion. The motion was approved unanimously. (*Completed*.)

- **August 14, 2025:** Director Edwards moved to authorize Office Manager Stites to confer with Altitude Law regarding filing a lien against the property of one member who is more than a year overdue in assessments. Director Goeritz seconded the motion. The motion passed unanimously. (*Completed*.)
- **August 14, 2025:** Director Edwards moved to disband the VASC Tax Strategy Committee and incorporate that function into the Investment Committee. Director Goeritz seconded the motion. The motion passed unanimously. (*Completed*.)
- **August 14, 2025:** Director Edwards moved to defer action on the proposed Guidelines for Volunteer Committees policy until the next monthly meeting in order to give the absent board members and opportunity to express their opinions on the subject. Director Goreitz seconded the motion. The motion carried. (*In process*.)
- **August 14, 2025:** Director Edwards moved to hire one or our members who is a state-certified applicator to eradicate the prairie dogs using poison bait as soon as it is legal to do so. Director Goeritz seconded the motion. The motion passed unanimously. (*Completed*.)
- **September 16, 2025:** Director Edwards moved to strike Question 3 (the proposal to increase the required quorum size) from the version of the proposed Bylaw amendments to be presented to the membership for ratification. The reasoning was that such a high quorum might prove difficult to achieve, given the poor attendance at annual and special membership meetings of late. Director Hernandez seconded the motion, and it was passed unanimously. (*Completed*.)
- **September 16, 2025:** Director Edwards offered a motion to direct the GDRC to include a provision in the bylaws authorizing the board to expend emergency funds on an as-needed basis from the reserve fund. The reasoning is that the current bylaws fail to address such contingencies, and in some circumstances, it may be necessary for the board to exercise such authority to avoid higher costs to the membership later. Director Bendure seconded the motion, and it was passed unanimously. (*In Process*.)
- **September 16, 2025:** Director Edwards offered a motion to approve the Bylaw amendments as presented to the board, and as amended at this meeting for presentation to the membership for a mail-in ballot as soon as possible. Director Hernandez seconded the motion, and it was passed unanimously. (*Completed.)*
- **September 16, 2025:** Director Edwards offered a motion to direct President Elliston to solicit additional bids and fee schedules from several local HOA management providers for secretarial and accounting services. Director Bendure seconded, and the motion passed unanimously. (*In Process*.)
- **September 16, 2025:** Director Edwards offered a motion to authorize an ad hoc committee to investigate the cost and process for installing “No Trespassing” signs around the VASC compound. Director Edwards volunteered to chair the committee and populate it with volunteers from the corporate membership. Director Hernandez seconded the motion, and it was passed unanimously. (*In Process*.)
- **September 16, 2025:** Director Edwards moved that the board direct the Common Area Committee to conduct a search of local fencing companies to solicit bids for construction of fencing in the vulnerable areas. Director Bendure seconded the motion and it was passed unanimously. (*Completed*.)

- **October 29, 2025:** Director Edwards offered a motion to direct President Elliston to purchase steel fence posts in sufficient number to erect a barrier (with reflectors) to prevent vehicular traffic from crossing onto the property on the curve of 160th where there is no bar ditch. Director Bendure seconded the motion and it passed without objection. (*In process*.)
- **October 29, 2025:** Director Hernandez offered a motion to direct the Fuel Facility Committee to explore other options for acquiring bulk fuel, including contacting a vendor recommended by Mr. Adam Vaughn, as well as exploring the possibility of installing additional fuel storage capacity which would enable us to purchase fuel cost-effectively independent of cooperative purchase arrangements with other local fuel consumers. Director Edwards seconded the motion, and it passed unanimously. (*In process*.)
- **October 29, 2025: Director** Edwards offered a motion to direct Fuel Facility Chair Jim Vyduna to look into every possible option to locate a bulk fuel supplier other than Platte Valley Airpark. Director Bendure seconded the motion, and it was passed without objection. (*In process*.)
- **October 29, 2025:** Director Edwards offered a motion to create an ad hoc committee to begin formal planning for the future VASC Equipment Storage Building/Community Events Center/Corporate Office, naming President Elliston as the committee chair, who will populate the committee with additional community volunteers. Director Bendure seconded the motion, and it passed without objection. (Completed.)
- **October 29,2025:** Director Hernandez offered a motion to instruct Office Manager Stites to not send a proposed payment plan to the delinquent member this month, in favor of allowing a board member to speak personally with the individual in question in an effort to resolve the issue amicably. If the personal contact initiative fails, a payment plan letter will be sent to the delinquent member at the end of November. Director Edwards seconded the motion, and it passed without objection. (*In process*.)

-END OF DOCUMENT-