MINUTES OF REGULAR MEETING

OF THE

VAN-AIRE SKYPORT CORPORATION BOARD OF DIRECTORS

March 8, 2022

1. PRESENT: Directors; John Conroy (President), Tom Alexander (At Large), Brandon Jewett 2A,

    Bill Teater, 1B and Guest, John Allison, Member.

2. The meeting was called to order by John at 7:00 PM at John's home, 15682 Duquesne Circle.

3. John mentioned with regret that Dan Metz has resigned his positions as a Board Director, Block 1A and that of Secretary as well.

4. Meeting minutes for January 30, 2022 were approved, unanimously.

5. Report of Officers and Committees:

   Financials: Not available.

   Replacement accountant or bookkeeper, no progress yet.

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

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

   Need compliance updates.

   Report will be made to law enforcement late March regarding the lack of reports and forwarding of fuel sales funds discrepancy from fuel equipment installer, PES, LLC.

   Runway Committee: <u>Tom Alexander</u>, Brandon Jewett, Mark Mason, Charles Elliston, Don Watkins

   Status of runway repair. The committee plans to meet with the contractor soon to discuss construction issues.

   Common Area Committee: <u>Don Smallwood</u>, Terry Jackson, Vince Phelps, Steve Harless and Katie Thrall

   See # 11, 12 & 14 below.

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

   Investment Committee: <u>Linda Alexander</u>, Dawn Conroy, Morrie Hoffman

   No report

   Oil & Gas Committee: <u>Ted Stallone</u>, Tom Thrall, Don Smallwood

   See #8, 10, & 13 below

   Covenant Review Committee: <u>Ted Stallone</u>, Paul Danyew, Charles Elliston

   No Report

6. Old Business: Ongoing search for both a new accountant (assistant to Linda Alexander and officer's position of Secretary

7. New Business:

   With resignation of Dan Metz we need to find a replacement for Block 1A.

   Establishing official Rules and Regulations document (as per our Bylaws) and incorporating all previous votes and "rules" in new document to the extent possible. May require considerable research to compile but needs to be accomplished. See # 9 below

8. A lengthy discussion was had regarding the use of oil and gas lease income and what to do from here. This follows the presentations at the last annual meeting, where we it was advised by our HOA attorney and a guest CPA regarding our legal and tax questions to consult with a tax attorney who specializes in tax for nonprofits. Bill will first recontact the tax attorney, Hurwit and Assoc. (a company who has already been involved with us, and who specializes in the nonprofit and philanthropy sector). This will at least be followed up by a conversation with our CPA, Marty Wadsworth of Wadsworth and Associates, Brighton. Will report back at least by next meeting.

9. Our new Bylaws in two places refers to our keeping Rules and Regulations. However, they have never been collected and brought into one document so that we have actual *known* Rules and Regulations to refer to. Bill agreed to start working on that project until we have the position of Secretary appointed.

10. Tom and Brandon pointed out that Verdad Resources will reseed the area of the capped well on the south side of the runway and shortly we should be receiving a compensatory check for $1500 regarding the reseeding.

11. There was a short discussion about the proposed storage/meeting building but no decisions or further planning was made.

12. Don Smallwood, Brandon Jewett and Casey Meeks met with Sportsman's Minerals (the duck club on 160th east of Van Aire). The meeting was to discuss the possibility of the purchase of 16.1 acres of land near the approach end of runway 12, adjacent to our furthest west taxiway, and south of 160th , and east of Gun Club Rd. The meeting was to discuss our totally nonbinding letter of interest given to them. No pricing was mentioned at the meeting and their board will meet to discuss the issue and will get back to us, no date set.

13. Bill moved and Tom seconded to appoint an additional member, John Allison to the Oil and Gas Committee. Motion passed. Thank you John.

14. John Allison presented regarding the new bike/walk path, that he has consulted with all the Van Aire property owners whose lot is adjacent to the runway. He stated they are unanimous in opposition to the location of the new bike/walking path being near or adjacent to their property lines for several reasons. John listed them off, many were for safety and privacy reasons. They agreed to request it be moved to the center of the 200' buffer areas. Actually the runway common area is 450' wide with the 50' runway in the center leaving a 200' buffer area from the runway to the property lines on both sides of the runway.

    Regarding the south side of the runway, it was noted there is a shallow drainage channel near the center of the buffer area, running nearly the entire length of the runway on the south side and it was suggested the north edge of the new 8' bike/walking path be 125' south of the runway. This will keep it away from the drainage area and move well into the area which is more flat north to south.

    Regarding the north side of the runway the drainage problem is insignificant and as well, there is no drainage channel. However the wind tee does obstruct the 100' centerline in the buffer area as it stretches from 67' to 107' from the runway. For safety, Bill suggested that the path be constructed another 10' north of the wind tee making the south edge of the path be constructed 117' from the runway instead of 100'. While it is possible to move the wind tee south about 20' it wasn't thought to be reasonable.

    No final decisions were made and an onsite study session for the next Saturday morning was scheduled.

15. The next meeting will be held on Thursday April 14 at Bill's home at 15846 Delta Court
16. The meeting was adjourned at 9:30 pm.

Respectfully submitted,

Bill Teater