Meeting Minutes

VAN AIRE SKYPORT CORPORATION BOARD OF DIRECTORS
Monthly Meeting for June 12, 2025

The meeting was convened at the home of Jim and Jeanette Vyduna at 15886 Delta Court, Brighton, CO, on June 12, 2025, at 6:07 pm.

Present at the Meeting were (indicate those present in person, present electronically, or absent):

- **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) Absent – Voted by proxy issued to Director Edwards.
  - Treasurer Jeanette Vyduna – Present.
  - Secretary Mandy Donovan – Present.
  - Office Manager Ron Stites, Stites & Associates, LLC (attending electronically) (plans to retire at end of 2025) Present.
- **Guests**: (Indicate the names of guests in attendance.)
  - Fuel Committee and Investment Committee member, Mr. Jim Vyduna.
  - Governing Document Review Committee Member, Mr. Don Watkins.

1. President Elliston called the meeting to order at 6:05 pm.

2. Secretary Donovan :
   - verified that meeting notice was issued in accordance with the bylaws,
   - conducted a roll call,
   - verified that a quorum was present, (three directors are required to be present in person or electronically for a quorum)
   - verified that the previous month's meeting minutes had previously been approved via email.

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

A. As promised, the taxiway/runway crack fill project kicked off on June 2nd at 7:00 am. DC Construction was able to complete slightly more than half of the runway, starting at the southeast end by the end of the first day. An inspection of the work conducted on the morning of June 3, by this reporter indicated that the workers are doing an excellent job overall. A few minor errors were detected and Mr. Chavez indicated they would be corrected ASAP. Unfortunately, the Colorado weather did not cooperate, so June 3rd turned out to be a rain day. At the end of the week, it was noted that the mastic work on the very wide cracks had not been done. DC construction has indicated that the machine needed to do the was broken. Vance Brothers, the machine and material vendor indicated that they were waiting for repair parts. Work will resume as soon as the machine is available. Once DC construction has finished their work the board and any members that would like to join in, will walk the entire project to make sure it is done correctly.

B. With the crack fill project begun and nearly completed, the Walking/Biking path is now at the top of the priority list. The Request For Proposal for bids on the walking biking path produced four responses from potential contractors by the time the bid period closed on May 30th. We had two bids that had been submitted prior to the issuance of the RFP, but those bidders did not revise their previous bids or submit new bids. All six bids were placed in a folder for each board member and hand delivered to the board members prior to June 6th, 2025. The board was asked to select the three most attractive bids prior to the June 12th monthly board meeting. At the board meeting, a motion will be sought to formalize those three bidders as the official finalists for the contract.

C. Member Jim Vyduna completed acquisition and installation of our new Purple K fire extinguishers on June 2nd. Thanks to Jim, we now have two 10-pound extinguishers that are more appropriate for fuel fires, than the old 5-pound dry chemical extinguishers we have had available for as long as most of us can remember. One Purple K extinguisher is located outside the fuel shack on the bollard closest to the fuel pump, and another is located inside the fuel shack for backup. Jim also acquired two new 10 pound dry-chemical extinguishers for use in the event of a grass fire. One is located on the outside north wall of the fuel shack, and the other is inside. THANK YOU JIM for excellent exercise of initiative and tenacity in getting an important job done!

D. Mr. Jerry Gieseke, of Promenade Horsemanship Academy, accomplished a first cutting of hay in late May. In addition to farming our 16 acres, he will be farming the land immediately west of Gun Club Road. As stated in last month's report, it appears that prairie dog activity on the Van Aire property has been reduced to zero for the moment. Some holes similar to prairie dog holes have been observed on at least one residents property in the middle of the compound, as well as on the 16-acre plot, but they appear to be some other species than prairie dogs. We will keep everyone posted as our knowledge of this new invader increases.

E. Your president has begun work on the rezoning application for the southeastern 5-acres from C-3 to A-1. Several requirements need to be met prior to submission to the county. At the moment work is progressing on a textual narrative explaining our reasoning for applying for rezoning. Due to the higher priorities listed above, this work is sporadic and occasional as time permits.

F. At the May monthly board meeting, Director Tom Edwards suggested that we may wish to defer planning for the annual VASC Fly-in/Picnic until we have a better idea of when construction on the Walking/Biking path will begin and be completed. The reasoning is that hosting the picnic when the path is being constructed may compromise both the work process and the quality of the picnic experience. So, for the time being, we have elected to suspend the formation of a picnic planning committee.

G. The VASC Investment Committee met at the Vyduna residence at 5:00 pm on May 29th to determine how best to rotate and "ladder" the current CD's and purchase new CD's to invest the most recent Oil & Gas receipts.

H. At the May board meeting, the board voted to appoint Treasurer Vyduna, and Office Manager Ron Stites as individuals authorized to administer the Schwab account (where we maintain our Certificates of Deposit), including making deposits, withdrawals, and managing the CD's to maximize return on investment. On Friday, May 30th, Treasurer Vyduna, Vice-president Bendure, and President Elliston met at the Bank of Colorado to sign the necessary forms and have the signatures notarized. Treasurer Vyduna then mailed the forms, with a copy of the board resolution to Schwab.

I. It appears that two Van Aire properties are in the process of being purchased.
    - The former Richard Lewis property, (formerly Lamar Steen's home) is

under contract to Christopher and Deborah Gore. Mr. Gore is a Frontier pilot and Ms. Gore works at the Denver Veterans Administration Facility. Welcome to our community to the Gore's!!!

- Mr. Eli McKee has finally cvpmpleted the purchase of Ed and Kay Cole's former property. Eli has been living at Van Aire for several years, so we welcome him to his New House at Van Aire!!!

J. Office Manager Stites is continuing work to get the new website up and running. The only hurdle remaining is to run some mock elections to get the membership signed on and participating. We expect to focus on this very sharply immediately after the June board meeting.

-End of Report-

4. **Treasurer's Report**:

- Treasurer Vyduna and Office Manager Stites
  - Treasurer Vyduna briefed the board on income and expenditures for the previous month, as well as current investments and cash on hand.
  - She also advised the board that Schwab paperwork removing former Treasurer Ed Cole, and designating Ms. Vyduna as the current authorized individual to manage the Schwab accounts has been submitted, but as of the time of the meeting, had not been processed by Schwab.

5. **Committee Reports:**

- **Architectural Control Committee:**
  Tom Alexander, John Conroy, Tom Edwards, and Maria Riehl.

  - Director Bendure reported that Director Hernandez' home improvement contractor stated he needed HOA approval to install new windows in Director Hernandez' home. Since interior improvements are not covered by the Declarations and Protective Covenants, the consensus was that no action by the ACC was required. Director Edwards committed write a letter to the contractor stating this.

- **Audit Committee:**
  Linda Alexander, Maureen Bendure, Nancy Flanigan, Helen Gaines, and Wendy Odenbrett.

  - It has come to the attention of the board that no formal, signed, written statement regarding the outcome of the annual internal audit was submitted to the board at the Annual General Membership meeting last March. Director Bendure committed to obtaining such a document from the audit committee.

- **Common Area Committee:**
  Terry Jackson, Vince Phelps, Charles Elliston, Carl "Buddy" Goeritz.
    - We owe a big THANK YOU to Leon Brodie and Rod Woodard for mowing the common area around the runway at the end of May and again in early June. The unusually abundant rain has necessitated more frequent mowing of late, as you all probably know.
    - As was discussed in the President's Report, a motion was requested to select the three most attractive bids from contractors for the Walking/Biking Path project. Each director was asked to list their choices of contractors. The three finalists were, in alphabetical order, Chavez Construction, DC Construction (the crack-fill contractor), and Harris/Bijou Grading.
    - Director Edwards moved to formalize the choice of those three contractors 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.
    - 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.
    - Director Bendure moved to present only the fourth 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.
    - 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.

- 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.
- 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.

- **Governing Document Review Committee:**
  Carl Goeritz, Don Watkins, Charles Elliston
    - 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.
    - President Elliston also presented a proposed Guidelines for Volunteer Committees for consideration and amendment, and formal approval at the next regular board meeting in August.

- **Fuel Facility Committee:**
  Jim Vyduna, Charles Elliston, John Conroy, Charles Elliston, and Wayne Henke.
    - Fuel Committee Chair Jim Vyduna advised the board that we had received

another fuel delivery in the previous week. He also revealed that two new ten-pound “Purple K” fire extinguishers had been installed at the fuel facility in addition to two new ten-pound dry chemical fire extinguishers. He shared photos of the new enclosures for the two outdoor extinguishers – one the Purple K type, best for fuel fires, and one the dry chemical type, best for grass and paper fires – are now installed. The other two extinguishers are located inside the fuel facility building as backups.

- 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.
- In a previous board meeting, Mr. Vyduna offered to install two security cameras at the fuel facility on an experimental basis. The board agreed at the time. Mr. Vyduna demonstrated to the board in real time how the cameras work, and what capabilities they had. Among the benefits of the cameras is that they have motion sensors that can provide smart phone alerts to authorized individuals (fuel committee members and board officers) of activities at the fuel facility. It is anticipated that this capability could discourage vandalism, as well as assist in identifying persons who have vandalized the property. Currently, we have had no vandalism, but with the increased residential development in the area, it is only a matter of time until it becomes a problem. Additionally, it is possible that the cameras could alert us regarding a fire at the fuel facility, or as Director Edwards pointed out, it might alert us to anyone who might have the misfortune to suffer a stroke or heart attack while fueling an aircraft, increasing the possibility of calling for medical help in a more rapid manner. Director Edwards suggested that we continue with the cameras on a trial basis until the board can form a consensus regarding the respective advantages and disadvantages of such a system.
- Mr. Vyduna also proposed, now that the system has much greater band width, the board and membership might consider installing an automated weather reporting system that could be activated by four (4) microphone clicks on the UNICOM frequency we now use. The software is compatible with Foreflight and a few other EFB systems. Director Edwards suggested

that Mr. Vyduna prepare a formal, detailed proposal for the board to consider at a future meeting.

- **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.)

  - The Investment Committee met on May 28th. Reinvestment of matured CD's as well as CD purchases to invest new Oil & Gas receipts was discussed and completed. Efforts continue to minimize cash-on-hand beyond that needed for day-to-day operations and maintenance, and the liquid funds necessary to accomplish capital improvements anticipated in the near future, thereby maximizing interest income to help protect our runway for the long-term future. Treasurer Vyduna presented meeting minutes to Secretary Donovan after the committee meeting, which were shared with the membership via email and included in the VASC document archive on the VASC website.
  - Director Bendure shared that last week, she, Treasurer Vyduna, and President Elliston met at the Bank of Colorado to get their names put on the accounts. While Treasurer Vyduna and Office Manager Stites have authority to manage funds in the account, President Elliston and Director Bendure will receive electronic notifications when account activities occur, as well as copies of the monthly statements.
  - Treasurer Vyduna also informed the board that there are 3 CDs that will mature in the next several weeks and will be sufficient to provide more than the cash needed to pay for the Walking/Biking Path project.

- **Nominating Committee:**
  Director Maureen Bendure, Director Tom Edwards, and Kathy McGurran.
  - No report.

- **Runway/Facility Committee:**
  Vince Phelps, Charles Elliston, Wayne Henke, John Conroy, Leon Brodie, Buddy Goeritz
  - As indicated in the President's Report above, DC Construction of Ft. Lupton began work on the runway/taxiway crack-fill project on June 2nd, 2025. Director Bendure advised that their work was closely scrutinized by several

members of the community, and by most reports, it was superlative. President Elliston, along with others have been walking the taxiways and runway checking the work. When it is completed an email will be sent to the membership asking them to do a walk through and report any concerns. The board has 30 days from completion until payment is due, so any concerns need to come before the 30 day mark. Unfortunately, at the moment, the mastic treatment of the very wide cracks is on hold pending repair of the mastic machine that the contractor will be renting from Vance Brothers, a local asphalt material supplier and contractor. The current estimate is for work to resume the week of June 16 through 20.

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

- **Tax Strategy Task Force Committee:**
  John Conroy – Chair,…
  - No report.

6. **Old Business:**
    - Office Manager Stites briefed the board on the current status of the new website. One feature of the new website is the ability to send smartphone text messages to the membership to advise them of emails, updates, new content, or votes being taken on the new website. A text will be sent to the membership advising them that they have an email in their inbox with instructions on how to sign up and log on to the new website. He has worked diligently to make the instructions as simple and easy to understand as possible.
    - After a lot of discussion Director Edwards suggested that the new system should only be used for surveys but not any official vote for the time being. For a major vote the board members discussed having paper vote with all of the information available both on line and in paper form. This will assist in developing trust in the reliability, accuracy, and security of the voting system.

7. **New Business:**
   Director Elliston advised the board of situation regarding a large dirt pile just outside the fence on the south side of the VASC 5-acre property on the corner of Harvest Road and 156th Ave. This dirt needs to be removed before the board receives a non-

compliance notification from Greene Estates HOA. The lot was cleaned when it was purchased, but the rejected dirt and refuse was never removed from the property. Member Don Watkins stated he would like to try and have the dirt moved to an location in Wyoming. If that can not be done the board will need to explore other means of removing it.

8. **Speaker's Corner, or Open Forum:**
   - No one wished to speak during open forum.

9. **Executive Session**:
   - Director Edwards moved to temporarily adjourn from open session for the purpose of entering Executive Session under ARTICLE VIII, Section 2 of the VASC Bylaws for the purpose of discussing delinquent assessment accounts. Director Bendure seconded the motion which passed unanimously at 9:00 pm.
   - After the Executive Session discussion was concluded, Director Bendure moved to reenter open session. Director Edwards seconded, the motion passed unanimously, and open session was reconvened at 9:24 pm.

10. **The next board meeting** was scheduled to be held at 6pm on August 14, 2025 at the Vyduna's home. (No July board meeting is planned due to vacations and the EAA Convention at Oshkosh, WI.)

11. **Adjournment**: The board voted to adjourn at 9:29pm.

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.*)

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. (*Incomplete, awaiting progress report by Member Conroy.*)
- **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. (*In process – pending activation of voting feature of new website*.)
- **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 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 4:14 pm, May 6, 2025.

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

  Director Bendure: DC Construction.
  Director Hernandez: DC Construction.

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

  Director Edwards: 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 those three contractors (Chavez Construction, DC Construction, and Harris/Bijou Grading) for submission to the full membership to approve the cost of the Walking/Biking Path 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 (for Walking/Biking Path project) 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. (*In process, awaiting responses from contractors*.)
- **June 12, 2025:** Director Bendure moved to present only the fourth Walking/Biking 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 design 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. (*In process*.)
- **June 12, 2025:** Director Bendure moved that the presentation to the membership for a vote on the Walking/Biking Path project include the information about availability of each of the selected finalist contractors to do the work, how long each contractor estimates the work will require, 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. (*In process*.)
- **June 12, 2025:** Director Edwards moved to authorize up to three (3) electronic meetings of the board to discuss the contractors' availability before presenting the finalists to the membership for final selection. 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:** Director Edwards offered a motion to approve the amended VASC Conduct of Meetings Policy as presented. Director Bendure seconded the motion, which passed unanimously. (*Completed.*)
- **June 12, 2025:** Director Edwards moved to cancel Comcast and move to Verizon. Director Bendure seconded the motion, which passed unanimously. (*Completed.*)