

Mid Valley Air Park Property Owners Association

Annual Members Meeting Minutes October 4, 2025

Welcome – President

Call to Order: 14:00 & Pledge of Allegiance

Establish there is a quorum (collect proxy forms) Secretary finds 94 votes so a quorum is present

Presentation of Agenda. Call for approval – MTA SM/JD2nd – Approved

Motion to move nominations to top of agenda – Approved

Dave Hamann nominates: MC Guthrie, Pete Rael, Bill Magee

Stephen Fleming nominates: Jan Marker

Ken Sturm nominates: Chris Cowan

Annual Report of the Status of the Association – President and/or Vice President

Thank you to community

Introduction of new members

Bill McGee

Kim Finley

Real Estate Changes

Lot on Hathaway sold

Eleanor Love's house sold to Bill Magee

Nokes house to Finley/Sanchez

Desiati under construction

Strum is under construction for workshop

Property at 83 Elaine Drive – Blue Hangar Update

Property went into default in the beginning of 2025. New owners New Lockhaven (Lender). Discussions continue with attorneys. Dues are delinquent, a lien has been placed, notice of non compliance has been issued. The property was “red-tagged” by the County. Status is unknown

Many new accomplishments have been made this year in the air park by several committees.

No comment from VP

Annual Report of the finances – Treasurer

As of 8/31/25 (end of Association's fiscal year)

Money Market \$124,065 with a current interest rate of 4%

Checking Account: \$161,430

Dave Hamann motions to make amendment to budget to add \$5,000 NTE for repairs to tractor

Kurt recommended to use runway fund instead; therefore motion Withdrawn

Presentation of proposed budget for 2026, discussion, Vote

Presentation of proposed Special Assessment(s) one for roads and one for financial accounting – discussion, Vote

Annual Report from Committee Chairs and Connected Groups Operations (Airport Manager, Roads, Grounds) Architectural Review Planning Bylaws CC&Rs Hooey Report EAA Report

Committees

Airport Operations – See attached

Jerry inquired about the status of current grant applications

Per Kurt, we have moved to an “in review” status.

Architectural – Rick presented. Went over the procedure for submission & review. Thanked fellow committee members. Went over this year’s submittals

Planning – Overview of committee and projects this year.

Bylaws & Covenants – Introduction of Committee. Went over procedures and purpose

Roads – On behalf of Pat, Kurt gave an update: Fixed damaged roads early this year. This year we still need crack sealing

Grounds – Dave Hamann provided an update and gave thanks to volunteers. Shared a need for a volunteer to run sprayer.

Safety & Security – Jay Janssen updated with status of cameras. We now have one at the North entrance. Camera policy needs review. Meg stated that there isn’t a privacy concern since it’s in a public place.

Connected Groups

EAA – Rose Longmire gave a presentation. Thanking Volunteers and discussing Wings & Wheels on Oct. 25th. Rose is requesting \$250 sponsorship for food from MVAP. - Approved

Hooey – Bob Henning gave update: Aviation Fuel is available

Annual dues – Discussion and Vote

Board recommends dues remain \$400.

Election of Directors for 2026 Board – vote before turning ballot into Secretary

Call for Nominations for board directors Introduce Directors already nominated. Rose Longmire requests to add Deanne Wolfe to ballot. The following candidates gave their introduction and/or statement:

Pete Rael

Dave Hamann on behalf of M.C. Guthrie

Bill McGee

Jan Marker

Chris Cowan

Jerry Donovan

Meg on behalf of Deanne Wolf

Old business

Fly-In Wings and Wheels Saturday, October 25, 2025. Fliers for this event under development

New business – Open Forum for Members (2 minutes maximum for each person)

Suggestions for new committee(s) - none

Collect Ballots and tabulate (need three volunteers)

Many folks left before the vote tally was announced; the results are below. A quorum was needed, and achieved, to have the meeting (70 votes minimum). The questions were approved by a simple majority.

- Question 1 2026 Budget was approved – 77 yes, 17 no.
- Question 2 – 2026 Dues will be set at \$400 per lot or tract due December 31, 2025 approved – 73 yes, 21 no.
- Question 4 – A Special Assessment for Roads set at \$150 per lot or tract due June 30, 2026 approved 72 yes, 21 no.
- Question 5 – A Special Assessment for Financial Accounting set at \$50 per lot or tract due December 31, 2025 approved 66 yes, 25 no.
- Question 3 – Election of Directors for 2026 in alphabetical order

Chris Cowan – 6

Jerry Donovan – 70

MC Guthrie – 30

Bill Magee – 61

Jan Marker – 71

Pedro Rael – 70

Deanne Wolf – 16

Four positions were open. The four candidates receiving the most votes will be on the 2026 Board. The 2026 MVAP POA Board will consist of Pat Derieg, Jerry Donovan, Rick Lapinsky, Bill Magee, Jan Marker, and Pete Rael.

Announcements

Adjourned 15:33