

**Mid Valley Air Park Property Owners Association  
Board of Directors Monthly Meeting Minutes  
Tuesday, March 3, 2026, 6:30 pm, Janke Building**

- 1) **Order of Business**
- 2) **Call to Order:** 6:35 pm
- 3) **Pledge of Allegiance**
- 4) **Roll Call/Determination of a Quorum** – Quorum established 5 out of 5 members present.
  - a) Board members present: Jerry Donovan, Pete Rael, Bill Magee, Jan Marker, Rick Lapinsky
  - b) Community Members present: Rick Chavez, Jay Janssen, Angela Janssen, Bill Walkowiak, Matt Torres, Stephen Fleming, Meg Fleming, Rose Longmire, James Smith, David Raikes, Ed Donovan, Cheryl Donovan, Dave Hamann, Pat Derieg, Joni Love-Mullins, Joe Rowland, Bob Henning, Ralph Chesire, Sue Ettinger, Chris Cowan, Craig Oresman, Mike Marker
- 5) **Adoption of the Agenda** – Approved with no additions.
- 6) **Officer’s Report (President (Jerry))** – Jerry announced volunteer for Grounds has a new Chair plus members (more detail in Committee Resolution). From last meeting, met with Clayton and Laura Stansell regarding compensation for providing space for Mid Valley Air Park welcome sign and electric/internet for cameras and lighting on their property (more detail in Unfinished Business).
- 7) **(Vice President (Pete))** – Pete discussed needing more information on the Board approval of Cody Byrd’s architectural submittal from last meeting. More detail in Architecture Committee report.
- 8) **Secretary’s Report (Jan)** – Draft minutes approved with addition of certification form received from Bill Magee and comments from Kurt Winker regarding compensation to Clayton and Laura Stansell for use of land and utilities for Mid Valley Air Park welcome sign (see Kurt Winker comments in separate document). Website updates continue as required.
- 9) **Treasurer’s Report (Bill Magee).**
  - a) Money market account balance is \$125,919.28 (as of 28 February 2026)
  - b) Checking account balance is \$206,985.23 (as of 28 February 2026)
  - c) Suggest keeping \$100,000 in Money Market account to earn interest.
  - d) Property owners who are delinquent in dues. There are 9 property owners who are past due on 2026 dues. There are 5 property owners who Bill refers to as “chronics” who owe for 2026 and previous year(s). Bill will be contacting all delinquent property owners to determine if they received an invoice or not. For those who remain on the outstanding list and did not have their dues in by end of January 31<sup>st</sup> or earlier, Bill will be adding 1% per month of the balance due from date of delinquency (per Bylaws Article 9) to the amount due. For example, for those who owe \$600, \$6 per month will be added to their outstanding balance. Notices will be sent to all delinquent property owners and those who do not pay their invoices will receive a lien.
  - e) Request from membership regarding amount paid out from accounts. Bill stated approximately \$8,000 spent much of which was paid out for runway work and the remaining for security cameras. Also request to include in monthly report amount paid out versus amount received each month.

- f) Further discussion on request of Board to move money to interest-bearing account (money market). The motion was made and seconded to have Bill research moving an amount (\$150,000) into Money Market account with consideration as to how much should stay in checking for paying bills. Discussion ensued regarding number of transactions and other factors to consider in this issue. All board members voted to approve this motion.

#### 10) **Standing Committee Reauthorization**

- a) Prior to reports from the Standing Committees and Connected Groups, a motion was made and seconded to authorize Chairs and membership of the Standing Committees for 2026. Discussion consisted of announcing the committee membership as we knew it prior to this meeting. After some discussion and questions from the community members, all board members voted to approve the Standing Committee chairs and membership for 2026 as amended at this meeting.
- b) See separate document for MVAP BOD Resolution and new committee membership for 2026.
- c) Standing Committee Chairs will receive Mid Valley (E98) hats compliments of the Mid Valley Board of Directors.

#### 11) **Reports of Standing Committees and Connected Groups**

- a) Airport Operations: Kurt Winker. See complete report in separate document.
  - 1) Much needed crack-sealing was done on north end of runway where newer asphalt was, also covered run-up area and taxiway at approach end of Runway 36 and parallel southbound to East-West Drive. Cost was \$5,929. A reimbursement request was sent to State Aviation Department for that work and other airfield supplies in the amount of \$6,683.34. Of that amount, \$6,015 should be reimbursed and automatically deposited into the Air Park account. Kurt would appreciate the Treasurer notifying him when that occurs so he can keep records caught up. As of this afternoon (3/3/26), no update from State on our grant request for seal coat/repainting runway. We could consider having this done on our own since State is dragging their feet. This may have detrimental effect on future grants, but no way of knowing for sure.
  - 2) Kurt got second bid on proposed South runup area and taxiway, however if was done so poorly as to not be useable. He will get another bid if able and submit grant request to State soon.
  - 3) A runway light was taken out by a wayward aircraft. It was replaced and Kurt discovered he is out of runway light supplies (since they keep getting destroyed). Clear globes are \$50 each and rest of light assembly is \$210. Unfortunately, these old globes are becoming obsolete and harder to find at reasonable prices. He has a line on a different option that he will be trying soon. If it works, globes will only cost \$3.00 each.
  - 4) Will be hitting taxiway with weedkiller this week as summer-like weather has thing growing already. Grounds folks hit some of the taller weeds with the mower recently and that is appreciated.
  - 5) All else seems to be going well. If you notice anything that needs attention, please contact Kurt.
- b) General Operations (Roads): Pat Derieg. With help from Matt Torres, they were able to fill with areas with base coarse gravel. For road fill, it was suggested that Pat could talk to George who does work on the runway. Pat also still needs to purchase new street signs for

those signs with fading letters. These street signs especially important for the Young Eagles events coming up this year.

- c) General Operations (Grounds): David Raikes. Will be mowing Tuesdays and Fridays. David has a diesel tank on his truck that he can keep filled. Dave Hamann asked about safety issue due to having a pilot be involved during mowing along runway. Note that David (Mac) McIntosh is a member of the committee and a pilot and could be present to monitor runway activities during mowing.
- d) Architecture Committee: Rick Chavez.
  - 1) Submittal from Suzie Corcoran for addition of roof extension over front entrance to her home.
  - 2) Submittal from Cody Byrd for a storage container was discussed due to questions from Board members Pete Rael and Rick Lapinsky who were not present for the February meeting. Pete wanted to check that Covenants were followed and how a variance was granted. Rick Chavez addressed this issue stating that there was a property line variance issued because of the container to be located 5 feet instead of required 15 feet as stated in the Covenants. This variance could be approved according to the Covenants because the property owner received the OK from all adjacent property owners. Rick also stated that Planning and Zoning must also give this request a variance because county zoning says property line setback is also 15 feet. Other questions were related to the type of storage container being a “Conex” and how that would look. Pete was concerned such a container might have a detrimental impact on property values of surrounding homes. Community member Dave Hamann also questioned whether this submittal complies with the Covenants. Dave also wanted to know if perhaps Cody might consider moving his 5<sup>th</sup> wheel to make room for the storage container to comply with the property line setback. Rick Chavez stated the Board can be challenged on this decision by a petition of 25% of residential property owners (81 residential). It does not mean it is “off” but must be revisited by the board. If such a petition is received, it will be addressed at the April board meeting. The board requested Rick Chavez to contact Cody to let him know decision is now “on hold” until April board meeting.
- e) Planning Committee: Matt Torres. Lighting for Welcome sign was inexpensive (\$80). Jerry spoke with Clayton and Laura Stansell regarding folks working on sign and they are fine with Matt and others working on the Welcome sign. Jerry also spoke with Clayton and Laura regarding compensation for use of the area for sign and the utility cost (electric and internet) for sign and cameras. They are fine with \$200 per year rather than the dues discount discussed at the February board meeting.
- f) Bylaws and Covenants: No report.
- g) Safety/Security: Jay Janssen.
  - 1) Jay presented a proposal for Phase 3 Security Camera Expansion to the Board and requested permission to go ahead with purchase and installation of this system. This will consist of a high-end 4K camera and other equipment that adds dynamic, high-detail monitoring of our most critical assets – the runway and the fuel station. The system uses existing Plateau Internet service and UniFi Dream Router installed in Phase 2 to host this additional camera. As with the previous phases (Entrance and South Elaine Drive), the MVAP Safety Committee will perform the installation. The committee requested Board approval of up to \$916.69 to complete this phase. The motion was made and seconded to

approve this amount for this system, seconded and discussed. The Board voted to approve the requested \$916.69 for the installation. Thanks Jay and Safety Committee!

- 2) Jay also presented a report on a speeding incident that was caught on the two other camera systems. The purpose of this report is to highlight safety issues related to speeding drivers that has been going on for many years. The report included the method used to calculate the speeds and cited Residential Covenant violations. The vehicle was identified by the license plate and the owner contacted regarding the incident. The Safety Committee presented several Board resolutions which included fines, painting “Speed Bars” on the pavement in view of the cameras on at the entrance and south Elaine Drive, and installation of signs that state “Traffic Laws Photo Enforced” to provide formal notice of the speed monitoring active and recorded. A fourth recommendation was to purchase and install two solar-powered radar speed signs on Luscombe Lane. Discussion included some information from Joe Rowland (Sheriff Office liaison to Safety Committee) regarding enforcement of speed limits within the Air Park and legal ramifications resulting from speed violations. The consensus was that the recommendation to paint speed bars and signage along with being put on notice would be preferable to assessing fines.

h) Connected Groups:

- 1) EAA –Rose Longmire. Rose reported on the Young Eagles program where the national EAA gives the Chapter money for Young Eagles. She discussed insurance for the Young Eagles program and that was completed. She brought Mid Valley and EAA Chapter 530 hats that are available for \$25. Jerry proposed that Mid Valley board members and committee chairs be given Mid Valley hats. The motion was made and seconded with a brief discussion. The board voted to approve the proposal
- 2) Hooey – Bill Walkowiak reported Avgas price is \$5.09. For shareholders, a mistake was made on the tax form and a second form re-issued to them.

12) **Unfinished Business** – As mentioned, Jerry spoke with Clayton and Laura Stansell regarding the Welcome sign and security camera system which is located on their property and compensation for the use of their property and utilities (electric and internet). It had been proposed at the February board meeting that they be given a discount on dues; however, it was decided to give them a compensation of \$200 per year as long as they provide this service to the community.

13) **New Business** - None

14) **Announcements/Events:** Remember to set your clocks forward one hour for Daylight Savings starting Sunday March 7. Some comments were made regarding use of the camera systems that these are not meant to cause dissention in the community but to help us improve safety.

15) **Member Forum** (2 minutes each member) – None

16) **Next meeting** – April 7 at 6:30 pm at the Janke Building.

17) **Meeting Adjourned** - Being no further business the meeting was adjourned at 8:35 pm.