

**Mid Valley Air Park Property Owners Association
Board of Directors Monthly Meeting Minutes
Tuesday, November 4, 2025 6:30 pm, Janke Building**

1) Order of Business

2) Call to Order: 6:30 pm

3) Pledge of Allegiance

4) Roll Call/Determination of a Quorum – Quorum established 5 out of 5 members present.

- a) Board members present: Meg Fleming, Jeff Sonheim, Jerry Donovan, Rick Lapinsky
- b) Community Members present:

5) Adoption of the Agenda

6) Officer's Report (President) (Vice President)

7) Secretary's Report

Minutes from last meetings to be approved. September 2, 2025 read and approved

Annual meeting October 4, read and approved with the following addition.

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 Pedro Rael.

8) Treasurer's Report

- a) Money market account balance is \$ 158,839.39 should be 161,***.
- b) Checking account balance is \$124,753.14
- c) invoices to be sent in the near future

9) Reports of Standing Committees and Connected Groups

- a) Airport Operations: Kurt Winker – working status of the NM grant working with the lawyer to move this along. Kurt outlined the reimbursement process for maintenance grant.
 - 1) Everything is still operable. Email sent to Aviation Director regarding status of Grant. Kurt was not confident the answers were truthful and will be reaching out to the attorney to assist.
 - 2) Dave inquired about plans for the runway. Kurt discussed that we are still waiting on the grant to repair the runway.
- b) General Operations Roads: Pat Derieg – crack sealing, will meet with contractor in the near future. Access issue re: Luscombe and the ditch (non air park residents using the ditch and Luscombe to access properties to the north. Suggest a sign on the northern edge of the Air park to keep honest people honest. Tail Dragger – suggest that it be added to the Air Park road inventory. The remainder of Tail Dragger west bound, leave as dirt. Recommendation to pave Elaine Drive south of E/W in spring 2026.
- c) General Operations (Grounds): Mac McIntosh and Dave think the mowers will be done for 2025. To get the tractor worked on. Do we have more than one bid. James Raikes? to work on the mower deck.
- d) Architecture Committee: Rick Chavez – not present, no report
- e) Planning Committee: Matt Torres – earlier there was discussion regarding ceiling fans. It is not a cooling problem but a hearing issue. Use microphone, if necessary. Redo the smaller sign on the approach to the north railroad crossing. Motion approved to \$50 expense to repair the sign. Cottonwood tree on the corner of Luscombe and Debonair. It is Denk's tree. Jeff talked with Brian Denk and the tree is not unsafe.
- f) Safety/Security – Jay Janssen – Cameras are working well. Jay had to resolve a WiFi issue. The cost was \$300.21. - Motion to approve expense was approved
- g) Bylaws and Covenants – Stephen Fleming –
 - 1) Finished the committee recommended modifications to the Covenants. Now in the hands of an editor.
 - 2) Based on a complaint, the B&CCR committee has a recommendation for the Board to consider. Will take up in Closed session at the end of the meeting.
- h) Connected Groups:
 - 1) EAA –Rose Longmire
 - Young Eagles 10/18 was canceled due to lack of pilots without notice
 - Wings & Wheels was a success. Several cars only 3 fly ins due to other Young Eagle events and Aviation meetings. 98 people were served breakfast. Pat suggests better communication with Lee Sanchez & more promotion. Kurt suggests solidifying the date for 10/24. Dave Hamann suggests holding it at the park again. All these suggestions TBD by a committee in 2026. suggest set aside some funds for promotion of next year's event.
 - Rose received an email from a museum in Illinois looking for a gentleman that flew here in the 1930's.
 - 2) Hooey – Bob Henning says fuel is \$5.09/gal. Bob announced he is resigning from the liaison position with Hooey. MVAP Board appoints this position and will seek a replacement. Thanks to Bob for his service as Hooey Representative.

10) Unfinished Business and General Orders

Election results – sent out in an email to the community.

The Board appreciates the volunteers who spent the extra time to count votes. Rose Longmire, Kurt Winker, Sue Ettinger, and Craig Oresman did an excellent job. 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. Any challenges to the election votes? See 14 section 46 of RRO. If not then the vote stands. See Secretary Report above.

Hearing no challenges the Results of the October 4, 2025 balloting is ratified. Election of new Officers for 2026 are as follows:

President – Jerry Donovan

Vice President – Pete Rael

Secretary – Jan Marker

Treasurer – Bill Magee

Member-at-Large – Rick Lapinsky

Alternate – Pat Derieg

11) New Business

Need to replace the street sign for Elaine Drive

Closed session:

Motion approved to have lawyer send notice of non-compliance to Cowan's – animal out of yard on the following dates: Oct 16, Oct 28, Oct 30, Oct 31, & Nov 2. This letter will include a fine.

Motion approved to accept on the recommendation of the B&CCR committee that Mr. Donovan's trailer is in non-compliance and the Board will take the next step in the Process, which is to talk to Mr. Donovan and gain compliance.

Motion to suspend Mr. Donovan from the Board until he complies with the Covenants was approved.

A member of the Board had a conversation with Mr. Donovan. He has agreed to move to the trailer and comply with the Covenants.

12) Announcements/Events –

- October 24, 2026 next Wings and Wheels event

13) Member Forum (5 mins)

14) Adjourn – being no further business.