

**Mid Valley Air Park Property Owners Association  
Board of Directors Monthly Meeting Minutes  
Tuesday, July 7, 2026, 6:30 pm, Janke Building**

- 1) **Order of Business**
- 2) **Call to Order:** 6:40 pm
- 3) **Pledge of Allegiance**
- 4) **Roll Call/Determination of a Quorum** – Quorum established 4 out of 5 members present.
  - a) Board members present: Jerry Donovan, Rick Lapinsky, Jan Marker, Bill Magee
  - b) Community Members present: James Smith, David Raikes, Ken Sturm, Craig Oresman, Stephen Fleming, Meg Fleming, Sue Ettinger, Matt Torres, Rose Longmire, Cheryl Donovan, Edward Donovan, Kurt Winker, Paul Sorensen, Patrick Derieg, Mike Marker.
- 5) **Adoption of the Agenda** – A motion was made to adopt the agenda as written, seconded, and approved by all board members present.
- 6) **Officer's Report (President (Jerry))**
  - a) Jerry proposed August 11 be set as next board meeting as several board members may not be back from Oshkosh for the August 3 meeting. A motion was made to set August 11 as next meeting date, seconded and approved by all board members present.
  - b) The new PC and desk have been set up at the Janke Building and will be available for any board member to use for Air Park business.
  - c) We need around 6 more keys to the Janke Building. David Raikes will do this.
  - d) We have a Thank You card from the board to the Lardner family for the aviation display they recently donated to the Air Park.
  - e) Due to the continuing Valencia County burn ban, Jerry proposed we look into having a tree cutting service come into the Air Park to remove tree branches and other yard debris from our properties, chop it up, and haul it out of the Air Park. This would be a one-time occurrence and probably coordinated with the removal of mistletoe from cottonwoods that we expect to do in the fall after leaves fall. A motion was made to look into procuring the services of a tree service to perform this work, seconded, and approved by all board members present.
  - f) Jerry said he observed a problem with the blue hangars recently. The hangars are being used to store porta-a-potties and he observed them being washed out with a power sprayer with toilet paper being scattered all around the area. He said someone needs to contact the current owner Jennifer Dwyer to let her know this is being done. Meg Fleming said we should contact the state environmental department to report as a "hazmat" situation. There is also a rumor that a porta-a-potty company is buying this property. See Treasurer's report for discussion of past liens on this property that are now being researched most likely due to potential purchase.
  - g) Jerry said in the process of renewing insurance for the Air Park, he questioned if MVAPPOA held the title of the Janke Building. Meg Fleming located a folder in our records that show MVAPPOA is the owner of record for the building.
- 7) **(Vice President (Pete) – not present)**
  - a) No report

**8) Secretary's Report (Jan)**

- a) A motion was made to accept the June 2, 2026 minutes as written, seconded and approved by all board members present.
- b) Jan is coordinating preparation for the Annual meeting. She has electronic copies of the 2025 documents and will be using those as the templates for creating the 2026 documents that will be included in the packet to be mailed to property owners in September. Meg Fleming volunteered to proofread the meeting packet prior to going to the printer. As mentioned at the June meeting, when we have the electronic versions of the files ready to print, they will be sent to the UPS Store in Los Lunas for printing and collating. The UPS Store will also prepare address labels based on our file of property owners and addresses. This work needs to be completed around the middle of August (right after our August board meeting) so we can then meet to hold a "stuffing and stamping" party to stuff envelopes, attach address labels, and affix stamps for mailing to the property owners by early September. We appreciate having volunteers Sue Ettinger, Rose Longmire, and Angela Janssen who volunteered at the last board meeting. We will keep them updated as to the date this party will be held.
- c) The Covenants Committee is now without a Chair as Joni Love-Mullins was unable to continue due to her medical school demands. We thank Joni for stepping up to volunteer. The committee is planning to meet to complete the combined covenants (Residential, La Sombra, and Commercial) without a Chair as we need to start the process of having the board review the proposed combined covenants. Meg Fleming has completed formatting the covenants and has words to add for the steel container/Conex restrictions. The committee will meet in the near future. Thanks to all committee members for working hard the last two years to complete this work.

**9) Treasurer's Report (Bill Magee).** Note account balances were as of June 30, 2026.

- a) Checking account balance is \$69,511.
- b) Money market account balance is \$227,836. Interest earned last period was \$513.
- c) Financial reports for last period. Two large checks for insurance were issued (\$2887 and \$1586). Also, two other checks for mowing and computer equipment were issued.
- d) Bill has been in touch with Larry Filener to work to get C3 (tax exempt) status restored for the Association which has not been the case since 2021. Bill is taking on the work of locating the records needed to help establish this status and will be using IRS tax advocates to help. Larry estimates it will take an afternoon to get this done once we have the records. Bill says Larry gave him his personal cell phone number is ready to help us.
- e) Bill also said he has been asked about past liens on the blue hangars property as it appears it is being sold (probably to the porta-a-potty folks). Bill does not have information from prior years' lien information on that property.

**10) Reports of Standing Committees and Connected Groups**

- a) Airport Operations: Kurt Winker
  - 1) No major issues or work done in the last month. Weed control is ongoing and the prairie dogs on the airfield appear to be mostly under control.
  - 2) There has been no noticeable action on the State Aviation grant issues. We are currently running on a biannual maintenance grant, and have 2 other submissions that have not been acted on yet.

3) Financial snapshot:

The 2026 proposed runway repair/maintenance (Airfield) budget was \$80,000. This year, we have spent \$45,927 on cleaning & sealcoating of the runway. An additional \$20,524 has been spent on painting and various airfield maintenance issues & supplies. That total equals \$66,451. Of that \$20,524, \$18,471 was reimbursed by the State, under the maintenance grant, leaving the out-of-pocket expenses this year at \$47,980 to-date.

It is still early in the year, and more work and maintenance will be done. I was recently asked for input on the planning of the 2027 Airfield budget. I believe that reauthorization of the 2026 \$80,000 line item, plus any carry-over from this year's budget would be good for planning.

- 4) The grounds folks continue to do a great job on keeping the airfield mowed & looking good. Thank You!
- 5) Tri-State has put in some interesting FOD reduction pads on the West side of their property, abutting Hathaway. These are designed help truck traffic reduce dragging rocks, mud & such out onto the roadway. They appear to be doing a great job! Thanks, Tri-State!
- 6) As always, if you notice something that needs attention, please let me know.
- 7) One last thing. I have been acting airport manager for about 28-years, and I have enjoyed that work on behalf of the Airpark. It would be good to have some help, a backup, assistant, apprentice, or whatever you would like to call it. I plan on being out of State more in 2027, and it would be good to have a backup, (or just in case something happens to me). Please consider this request, and if you have any questions, just let me know.
- 8) Ground crew doing a great job of keeping the airfield mowed and looking nice. Great, work. Thanks!
- 9) Kurt also provided file folders with many more Air Park records for us to file.
- b) General Operations (Roads): Pat Derieg
  - 1) Patrick provided estimates for work to be done on roads south of East-West Drive (Wood, Elaine Drive) to be used for the upcoming Annual Meeting Budget.
  - 2) He has not forgotten the broken sign at Hathaway and Luscombe and will be ordering a new one after he returns from an upcoming trip.
- c) General Operations (Grounds): David Raikes. David and his crew are keeping up with mowing and cleanup.
- d) Architecture Committee: Rick Chavez not present. Prior to the meeting, Rick reported that there were no new submittals this month.
- e) Planning Committee: Matt Torres
- f) Bylaws and Covenants: See Secretary report.
- g) Safety/Security: Jay Janssen not present. Prior to the meeting, Jay reported nothing to report.
- h) Connected Groups:
  - 1) EAA –Rose Longmire. Rose reported on the Young Eagles Rally held on June 20, 2026. Five pilots flew 62 kids. They used paper registration at this rally and will probably continue to use this method as it works better for our chapter. The breakfast crew served

122 breakfasts. Breakfast donations added up to \$434, pastries donated by the Range Café came to \$86.00. The costs came to \$81.72. She would like to see the recognition of pilots to come through faster even though we are using paper registration. She will look into how that can be done while she is at Oshkosh. She thanked all volunteers for their help. The next Young Eagles Rally will be August 15. She needs volunteers to make breakfast as our great breakfast chefs Matt and Terri Torres will be out of town that day. Bill Walkowiak is creating custom thank you cards from EAA 530.

- 2) Hooey – Kurt Winker. Kurt reported that the price is still \$6.45. Belen has the same price for their fuel. Buy more fuel! The credit card issues with the card reader have been resolved after much back and forth with the bank and card reader companies. It had to do with some part on the reader that was replaced under warranty. No more problems! Thanks Kurt!

11) **Unfinished or Old Business.** None.

12) **New Business** None.

13) **Announcements/Events:** None.

- 14) **Member Forum** Craig Oresman asked the board to consider the purchase and installation of a new A/C unit that is quieter than the current unit installed at the Janke Building. He proposed the Association purchase an A/C unit that is available at Home Depot and Lowes for around \$450. After some discussion, the board decided to not pursue this proposal as the current unit is a heat pump and can be used for both A/C and heating. Another issue is that the proposed A/C unit may not fit in the current cutout requiring work to install it. No motion was made to look into this issue.

15) **Next meeting** – Tuesday August 11 at 6:30 pm at the Janke Building.

16) **Meeting Adjourned** - Being no further business, the meeting was adjourned at 7:40 pm.