

**Mid Valley Air Park Property Owners Association
Board of Directors Monthly Meeting Minutes
Tuesday, August 11, 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, Pedro Rael, Jan Marker, Bill Magee
 - b) Community Members present: Rick Chavez, Ed Donovan, Cheryl Donovan, Bill Walkowiak, James Smith, Rose Longmire, Jeff Sonheim, Jay Janssen, Angela Janssen, Paul Caleca, Kurt Winker, Sue Ettinger, Meg Fleming, Stephen Fleming, Ken Sturm, Mike Marker, Ralph Chesire, Patrick Derieg, Bob Henning.
- 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) No report
- 7) **(Vice President (Pete))**
 - a) No report
- 8) **Secretary's Report (Jan)**
 - a) A motion was made to accept the July 7, 2026 minutes as written, seconded and approved by all board members present.
 - b) Jan provided the Annual Meeting documents (Notice, Agenda, Voting Instructions, Ballots) to all board members prior to this meeting. Jerry talked to Kurt and Pat to check on the expected expenses for roads and runway and the budgeted expenses in those areas are correct according to them. In an Executive Session, Jan made a motion to accept the documents as written, it was seconded and all board members present approved the documents.
 - c) Jan has a mailing label Excel file that is nearly ready to be produced waiting on one more owner and address (the new owner of 9 Hathaway Circle). The UPS Store will produce collated and stapled copies of the Annual Meeting documents and mailing labels. Jan has spoken to the volunteers (Sue Ettinger, Angela Janssen, and Rose Longmire) and board members and set an envelope stuffing party around the first week of September. We will check our office supply for envelopes and stamps and purchase more if needed. The Annual Meeting documents will be mailed to all property owners in early September.
- 9) **Treasurer's Report (Bill Magee).** Note account balances were as of June 30, 2026.
 - a) Checking account balance is \$69113.61
 - b) Money market account balance is \$228368.30, \$532 interest earned.
 - c) 15 delinquent accounts after June 30, contacted all except one. Three accounts owe \$500 or more and the remaining owe \$150. Bill says these late payers seem to always wait to pay until after he notifies them.

10) Reports of Standing Committees and Connected Groups

- a) Airport Operations: Kurt Winker
 - 1) No major issues or work done in the last month.
- b) General Operations (Roads): Pat Derieg
 - 1) No complaints regarding roads.
 - 2) Hathaway sign plus other signs will be ordered and will replace faded and broken signs. \$30 a sign. If anyone has a sign that needs replacing, let Pat know.
 - 3) Mooney Court has a big hole in front of Padilla home (get the correct name). Will be repaired along with the south roads when that happens.
- c) General Operations (Grounds): David Raikes. No report as David was not present. All grounds are looking great. David has been keeping the tractors repaired.
- d) Architecture Committee: Rick Chavez. No submittals this month.
- e) Planning Committee: Matt Torres. No report as Matt was not present.
- f) Bylaws and Covenants: Meg Fleming presented the Covenants report. Draft of Covenants is ready and needs printing for the Board to review. Board will review and make recommendations for changes and give back to the Covenants Committee. Ken Sturm asked if the Covenants Committee had really completed the Covenants and Meg answered that we did. We had only gone over them again because Joni was new to the committee and we wanted her to see them.
- g) Safety/Security: Jay Janssen. On July 18, the committee received a report of someone riding back and forth on the runway in a motorcycle. The security cameras caught a photo of the motorcyclist, a neighbor recognized he was visiting a neighbor. The neighbor was contacted and informed. Problem resolved. Because of this incident, Jay proposed we install some additional signs to inform people not to go out on the runway. Between Jay and Kurt, these will be ordered and set up. Kurt mentioned only one problem we can have and that is mowing around these signs. Having these signs will help in case there are lawsuits resulting in an accident involving a runway incursion. We have at least warned the public that they are entering an active runway to help if litigation results from a runway accident. Paul Sorensen also mentioned that he has observed drivers coming through his property to get out to the runway. Kurt mentioned he could put it under the runway maintenance and we can get reimbursed by the state for runway maintenance. Jan made a motion to approve Jay and Kurt purchase the signs and have them installed. It was seconded, discussion ensued, and it was approved.
- h) Connected Groups:
 - 1) EAA –Rose Longmire. Rose reported that the last Young Eagles Rally of the year will be Sat. August 15 from 7 am to 11 am. Rose was unable to talk to David Leiting at EAA Airventure this year about our chapter's preference for paper over electronic registration. That point became moot when she received an email from David stating that there are still difficulties with online registrations and with specific instructions on how to print paper registration forms, log books, and certificates so we are all set. She will meet with Julia and Carlos Piro who have volunteered to do the cooking. She also thanked Bill Walkowiak for designing Chapter 530 "Thank You" cards and having them printed. They look really good. We also have MVAP and Chapter 530 caps available again (\$25 each). Dave Hamann will also have MVAP coffee mugs available for sale at the Rally.

- 2) Hooey – Bill Walkowiak. Bill reported that the price is still \$6.45. in July down to 42 gals a day, was 45 gals a day in June. We are thankful that the credit card reader is working consistently thanks to the diligence of Kurt Winker. Hooey shareholders are asked to retain their receipts until Hooey annual meeting to get reimbursement for their discount of \$.20 per gallon.

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

12) **New Business** Pedro Rael discussed that political candidates have expressed interest in attending our meetings prior to the election in the fall. We can put it out there to the Democrat and Republican state committees that all candidates are welcome. The board agreed to allow them to speak to us during member forum (2 minutes) if they spoke of an area of interest to the Air Park (e.g., runway funding, etc.). After the meeting is adjourned, people can talk to candidates on other topics. Pete will contact the state committees and let them know they

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

14) **Member Forum** Jeff Sonheim stated he continues to receive emails and phone calls regarding Air Park business and would like that to stop. Jeff's problem was resolved after the meeting with the help of the Flemings.

15) **Next meeting** – Tuesday September 1 at 6:30 pm at the Janke Building.

16) **Meeting Adjourned** - Being no further business, the meeting was adjourned at 7:20 pm.