Mid Valley Air Park Property Owners Association
Board of Directors Monthly Meeting Minutes
Tuesday, September 1, 2026, 6:30 pm, Janke Building

1) **Order of Business**
2) **Call to Order**: 6:45 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, Pedro Rael, Jan Marker, Bill Magee, Rick Lapinsky
   b) Community Members present: Rick Chavez, James Smith, Kevin Schaus, Sue Ettinger, Matt Torres, Terri Torres, Ken Sturm, Bob Henning, Bill Walkowiak, Mike Marker, Jay Janssen, Rose Longmire, Patrick Derieg.
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) The Board received the Covenants from Meg Fleming for our review. She requested response from Board no later than September 15. Jerry asked that Board supply written comments back to him within a week.
   b) Be aware of the Special Event during this coming week for the Hickman wedding celebration. A large tent, porta-potties will be installed. The Janke Building will be used as well as the Hickman hangars. Use caution when taxiing to the south end of the airport or when driving south on Elaine Drive towards the south end of the airport.
   c) Jerry is interested in Larry Filener and his accounting company helping us with the non-profit status and the Quickbook accounting. Larry did attend this meeting. See Treasurer's report for details.
7) **(Vice President (Pedro)**
   a) Invitations to the Democratic and Republican parties of New Mexico to attend our board and annual meeting prior to the fall elections has been extended.
   b) Discussion of his information on airport commission (see Airport Operations Report).
   c) Pedro announced a Mariachi concert at Los Lunas High School at 7 pm on Friday, Oct 23. He will be MC-ing this event. Tickets can be purchased online.
8) **Secretary's Report (Jan)**
   a) A motion was made to accept the August 11, 2026 minutes as written, seconded and approved by all board members present.
   b) The Board plus two volunteers, Rose Longmire and Sue Ettinger met on August 24 to stuff Annual Meeting notice materials into envelopes. Also thanks to Angela Janssen for volunteering to help although she ended up with a conflict that moring. All was completed and mailed that morning. Thanks to Rose and Sue and the Board members for making quick work of this job.
   c) Jan emailed the Annual Meeting notice material to MVAP and MVAP women's groups plus those emails not on the MVAP groups on August 27th. Thanks to Sue Ettinger for working with Jan on the email list for this mailing. Call for nominations email was sent the same day. The Annual Meeting notice also includes an aircraft census that is particularly important for

commercial property owners with tenants who are renting hangar space. The amount charged for runway use is based on this aircraft census or if that census is not sent back to Bill or Jan, they will charged for all spaces on their property.

d) Working on the Annual Meeting Sign-in sheet which will have all property owners listed plus number of votes for each owner. For those owners who are not paid in full, they will not get to vote unless they come up with the remaining amount owed by meeting date. Will be working with Bill Magee to ensure this list is up-to-date. Rose Longmire will be volunteering to sit at the sign-in desk at the Annual Meeting. She also has and idea for dividing the list into several alphabetical ranges (e.g., A-F, etc) to speed-up the sign-in process. Sue Ettinger volunteered to count ballots at the Annual Meeting.

9) **Treasurer's Report (Bill Magee)**. Note account balances were as of August 31, 2026.

a) Checking account balance is $70,610.54, $1646 received, $149 sent out.

b) Money market account balance is $228,901.00, $533 interest earned (2.8 % interest rate).

c) Discussion of delinquent accounts. Got a check from the property owner that had the largest amount owed, of 12 or 13 from August, got 3 more checks today, paying interest, if before end of August, did not get charged interest, 4 or 5 still owe $150 interest only $1.50.

d) Discussion of C4 status (non-profit status). Has been looking at our C4 status (voided in 2015, 11 years ago, 3 years is max before they void us as non-profit. Will be working with Larry Filener to resolve this.

e) Larry Filener who owns Southwest Accounting, was present to discuss how his company can help us with Quickbooks and getting our non-profit status re-established. We have the money for the service as we have had a special assessment for accounting to pay for this service. We need to discuss our requirements and come to an agreement on how Larry's company can help us. Jerry would like us to be able to have a new treasurer take over without having a long spin-up time with Quickbooks. Working with Larry and his company, we need to decide how much help is needed (e.g., monthly reconciliation of accounts, billing). We had some discussion on whether our treasurer would still be the point of contact for property owners on billing. All members would go to our Treasurer, not the accounting company.

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

a) Airport Operations: Kurt Winker. Given by Jan Marker

1) No new news on state grant requests. No surprise there.

2) Prairie dogs getting worse, have new bait and will tend to them when return from Alaska.

3) Restricted signs have come in and some have been installed. The remainder will be put in after return from Alaska. Relocated some signs on Mid Valley Drive approaching taxiway.

4) Relocated one of the Mid Valley Drive stop signs to Wood and East-West as that one was faded.

5) Grounds folks did another great job cleaning up the airfield before the last Young Eagles event. Thank you!

6) Pedro discussed non-partison legislation being worked on by Pedro and sponsored by Republican Senator Joshua Sanchez from Belen regarding establishment of a 5-person aviation commission who have some control over decisions regarding funding for New Mexico airports. This commission would be comprised of two airport managers, two pilots, and a representative from the State DOT. This legislation was assigned a bill

number last session, but did not make it to a vote. It will be proposed again in January 2027. Pedro asked us to let our senators and representatives know of our support for this commission. Jan will send a series of emails to MVAP email groups alerting them that this bill be coming up in 2027. As details become available during the next legislative session starting January 2027, Jan will update the MVAP lists as to specific bill number and other details as well as contacts for our senators and representatives.

b) General Operations (Roads): Pat Derieg
   1) Pat has been in contact with the contractor regarding the road work mentioned last month and this work is slated to begin in September.
   2) Pat says he will be working with Kurt on coordinating road sign replacement.

c) General Operations (Grounds): David Raikes. No report, but grounds look great.

d) Architecture Committee: Rick Chavez. No submittals this month.

e) Planning Committee: Matt Torres. Matt discussed problem of door-to-door salesmen on Segways, no soliciting.

f) Bylaws and Covenants: Board has covenants to review.

g) Safety/Security: Jay Janssen. No report.

h) Connected Groups:
   1) EAA –Rose Longmire. Address change to 65 Elaine Drive – cluster mailbox on south end will be used, eventually MVAPPOA will also go to 65 Elaine Drive instead of 11 East West. After the Annual Meeting, address change for MVAPPOA.
   2) Hooey – Bill Walkowiak. Bill reported that the price is still $6.45. In August sold 58 gallons a day down to 42 gals a day, an increase over last month. Sold 1820 gallons in August. Increase in sales may be due to Belen increasing its price. Belen and Double Eagle prices are more than Mid Valley although Socorro is less than our price.

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

12) New Business. None.

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

14) **Member Forum**. None.

15) **Next meeting** – Annual Meeting of the Association Saturday, October 3 at 1:30 pm at the Janke Building.

16) **Meeting Adjourned** - Being no further business, the meeting was adjourned at 7:45 pm.