

**Mid Valley Air Park Property Owners Association
Board of Directors Monthly Meeting Minutes
Tuesday, May 5, 2026, 6:30 pm, Janke Building**

- 1) **Order of Business**
- 2) **Call to Order:** 6:37 pm
- 3) **Pledge of Allegiance**
- 4) **Roll Call/Determination of a Quorum** – Quorum established 3 out of 5 members present.
 - a) Board members present: Jerry Donovan, Pete Rael, Jan Marker
 - b) Community Members present: Rick Chavez, James Smith, David Raikes, Rose Longmire, Ed Donovan, Cheryl Donovan, Ken Sturm, Sue Ettinger, Bob Henning, Craig Oresman, Paul Caleca, Meg Fleming, Stephen Fleming, Dave Hamann, Julia Piro, Carlos Piro, Chris Cowan, Jay Janssen, Angela Janssen
- 5) **Adoption of the Agenda** – Approved.
- 6) **Approval of Minutes from last Meeting** – A motion was made to accept the April 7, 2026 minutes as written, seconded and approved by all board members present.
- 7) **Officer’s Report (President (Jerry))**
 - a) Insurance policy renewals - MVAPOA Directors & Officers Policy updates – Jerry will contact the insurance company to let them know the current board member names and officer positions. The other policies include the Air Park liability insurance. Jerry will also contact those companies regarding policy renewal.
 - b) Piro complaint process – Jerry and Bill will contact the property owner for the property mentioned in the complaint. Further discussion given during the Bylaws and Covenants Committee report.
 - c) Will be re-keying the keys for the Janke Building. David Raikes has the ability to re-key. Will need a list of people who have keys and make sure those that need them will get the new keys.
 - d) Blue hangar (83 Elaine) status of court settlement. Jerry will contact the Air Park lawyer, Bob Andriotti. Meg reports that someone will be cleaning up the property for the new owner Jennifer (New Lockhaven LLC).
 - e) Jerry brought up that we don’t have anything in Bylaws regarding “member in good standing” requirement for committee membership. Suggest we consider this in future updates to the Bylaws.
- 8) **(Vice President (Pete))** – See attached report of Board Executive Session regarding the steel containers. All members of the Board were present.
 - a) The Board approved the Cody Byrd submittal unanimously.
 - b) The Board approved the Lee Sanchez submittal unanimously.
 - c) The Board imposed a Moratorium on new containers or non-site-built structures. No further submittals for new containers or non-site-built structures starting May 5, 2026. This will be in place until new covenants address these structures.
 - d) Jan said that the new covenants will include any restrictions relating to new containers or non-site-built structures.

- e) Pete had recommendations to tighten the Architectural Procedures that should be considered in a future update to our governing documents such as how to handle variances and how to handle virtual signatures from Architecture Committee and Board members.

9) **Secretary's Report (Jan)** – Preparation for Annual Meeting.

- a) Jan will work with Meg to come up with a written procedure for preparing for the Annual Meeting. The written procedure will be stored on the Air Park Google Drive.
- b) Jan proposed new office equipment including a laptop, ergonomic chair and sit-stand desk. Meg says the existing printer is relatively new and is “plug and play”. We plan to work at the Janke Building to prepare for big jobs such as the Annual Meeting. We have volunteers including Meg Fleming, Rose Longmire, Sue Ettinger, and Angela Janssen. The laptop will mostly stay in the Janke Building and will be available to any Board member and Committee Chair. Jan moved that we spend up to \$2000 for a computer, chair, and desk, it was seconded, and discussed. All board members approved the amount for the equipment.

10) **Treasurer's Report (Bill Magee, not present but provided status via email)**. Note account balances were as of April 30, 2026.

- a) Checking account balance is \$59,420.21.
- b) Money market account balance is \$226,792.63.
- c) Financial reports for last period: In the checking account, there were deposits of \$6110.00 and withdrawals totaling \$56,457.48. Withdrawals include the checks written for the runway seal-coat and painting for \$45,927.11 and \$8877.00.
- d) There are 6 property owners delinquent in dues and assessments.
- e) No report on progress getting Quickbooks help.

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

- a) Airport Operations: Kurt Winker emailed report, read by Jan Marker
 - 1) Will be gone until May 12 but you can reach him via phone or text if needed.
 - 2) As of Monday May 5, no action on runway grant, submitted grant application for the South taxiway/runway area work, grant showing in system, but no action on that one either.
 - 3) Reimbursement request for last submission is showing up in the system, it is for \$7,989 and will be deposited in the MVAP account once processed. Request Bill let him know when it posts so he can keep it on record as he has no other way to know that part of the process.
 - 4) Did some weed control and maintenance on South end barrier before he left, everything else was working well at that time.
 - 5) Received a text from the guy that was trying to clean up 83 Elaine. He stated the property was now officially owned by “Jennifer” (Jennifer of New Lockhaven LLC). She said they were looking forward to re-starting the cleanup soon.
 - 6) Rick Chavez got a call from Jennifer. Court order went through, will start clean-up within a month. There is still a lot of stuff in the hangars that needs to be cleaned out. Rick talked to Code Enforcement and they will not do anything else until they get another complaint.
- b) General Operations (Roads): Pat Derieg. No report as Pat was not present. Dave Hamann is in touch with the county (Head of Public Works) regarding the north and south entrances to

the Air Park. He will follow-up with them on the entrances. Jay mentioned that the county had talked about putting in turn lanes at the south entrance but someone said that is not likely to happen.

- c) General Operations (Grounds): David Raikes. His crew will be mowing this Friday, May 8 in the afternoon. People commented that the mowing crew is doing a great job.
- d) Architecture Committee: Rick Chavez. No submittals for this meeting. He discussed the electronic signatures for approvals from Committee. Pete stated that he is talking specifically about board members actually signing the submittal. Rick also talked about submitting copies of email approvals from the Committee with the submittal. Rick wants to continue the email approvals and can include copies on request.
- e) Planning Committee: Matt Torres. No report as Matt was not present.
- f) Bylaws and Covenants: Chris Cowan reported for Joni Love-Mullins. The draft covenants are to be delivered to the board by the June Board meeting. We plan sessions during the summer to discuss with the Air Park members. Will also include a line item for storage containers or non-site-built structures. The complaint from the Pirois is being addressed, the committee made a recommendation to the board (submitted at this meeting). The board members will make contact in person with the property owner with the violation when they are back in town.
- g) Safety/Security: Jay Janssen.
 - 1) Paul Caleca does not want any of his property viewable by the camera. Jay can expand the “mask” so all of Paul’s property is blocked from being viewed.
 - 2) Options to help with safety include painting lines to calibrate cameras, signs at entrance welcome signs that traffic speeds will be enforced, and radar signs that shows your speed as you drive towards the sign. Jay hopes that the signs make people aware of the speed limits in the Air Park and would help with the safety issues. Pete Rael said that speeding violations in the Air Park are not criminal violations and would not hold up in court. Rick Chavez questioned whether having the signs and stripes might cause us to get into lawsuits if we attempt to enforce this. Sue Ettinger stated that the security footage is available if someone reports an incident and the Security committee can take a look at the timeframe of the incident. Rick Chavez asked about the cameras being calibrated. Jay said AI is involved in keeping the cameras calibrated.
 - 3) The Board moved to approve the speed signs, it was seconded, and the Board voted to approve them. Jay will also work with Kurt to get the painting equipment to paint the speed lines.
- h) Connected Groups:
 - 1) EAA –Rose Longmire. Rose showed the new flyer for Young Eagles Rally events made by Bill Walkowiak. The flyer shows two Young Eagles (with permission) on the poster. These are sent electronically to Mid Valley. All 2026 Rally dates are shown on the flyer. Rose has completed training for child protection and risk management; Matt will be taking the food handler training. A friend of Jerry Donovan donated items to the Chapter to sell. Remaining items will be sold during the Air Park Yard Sale in June. The next Rally is Saturday, May 23. The Range will be donating pastries and the Old Mill will be donating propane.
 - 2) Hooey – Paul Sorensen. The credit card reader is having problems. It works with some cards, but not others. Kurt has been in touch with the bank and credit card companies and is having difficulties as each one points to the other as the problem. The current price is

\$5.60, but will change most likely upwards with next delivery. Hooey has to make sure the tank is sufficiently empty to handle an entire truckload of avgas.

- 12) **New Business** – Dave showed Mid Valley coffee cups he is selling for \$15 each. Dave presented Sue with one of these cups for Pete. Dave Hamann presented the Lardner family donation of an aviation display case with model airplanes displayed in a beautiful diorama in a set of 3 display cases. Each case shows WWI, WWII, and a mixture of airplanes in the third case. A granddaughter painted the background. It is 12 feet long by 7 feet tall. Jerry said it would work in the Janke hangar. Would be good for Young Eagles Rallies. The cases also have drawers with airplane models. The Lardner family would be responsible for moving the cases and for setting it up. We moved, seconded and voted to approve moving the display to the Janke Building.
- 13) **Announcements/Events:** Mid Valley Air Park Yard Sale, Friday June 5 and Saturday, June 6 from 8 am to 3 pm both days. Contact Wendy Harrington 505-238-0219 for information. Meg Fleming mentioned we need to set a date for the annual meeting at our next board meeting.
- 14) **Member Forum** None.
- 15) **Next meeting** – Tuesday June 2 at 6:30 pm at the Janke Building.
- 16) **Meeting Adjourned** - Being no further business, the meeting was adjourned at 7:45 pm.