

Minutes of MVAP POA Board of Directors Monthly Meeting

Tuesday, June 3, 2025, 6:30 pm, Janke Building

Order of Business

1. **Call to Order:** 6:30 pm
2. **Pledge of Allegiance**
3. **Roll Call/Determination of a Quorum** – Quorum established 4 out of 5 members present.
 - a) Board members present: Meg Fleming, Jeff Sonheim, Jerry Donovan, Rick Lapinsky
 - b) Community Members present: David McIntosh, Chris Cowan, Craig Oresman, Rose Longmire, Kurt Winker, Sue Ettinger, Angela Janssen, Jay Janssen, Terri Torres, Matt Torres, Cheryl Donovan, Ed Donovan, Stephen Fleming, Rick Chavez, Paul Deegan, James Smith, Dave Hamann, David Raikes, Jan Marker, and unknown
4. **Adoption of the Agenda** – one addition
 - a) **Security for the Air Park** – Craig Oresman has requested Board investigate security options for the Air Park.
5. **Officer's Report (President)**
 - a) **Welcome to Mid Valley Signs.** Thanks to Matt Torres and others for making and installing new "Welcome to Mid Valley" signs at both entrances.
 - b) **83 Elaine (AKA Blue Hangars) Update.** The actual owner is now New Lockhaven LLC. Communication established between MVAP POA lawyer and New Lockhaven lawyers. New Lockhaven is trying to sell to Anchorage Hangar Investments with criteria established that must be met before August 21, 2025 before they agree to sell. New Lockhaven also has been given the 2024, 2025 dues and assessments invoices. In addition, Valencia County Code enforcement is working with 83 Elaine to resolve code violations after being "red-tagged." If progress is observed, the county will give 83 Elaine time to finish work on fixing issues. Code enforcement was also made aware of the Valencia County Airport Overlay Ordinance.
 - c) **Three acres just south of Air Park.** This property has sold. Owners need to be aware of the airport overlay ordinance.
 - d) **Insurance on Air Park Property Update.** The airport liability insurance has been paid. Looking into liability insurance on Janke Building and Winnie Wood. Need a volunteer to help us locate an insurance broker to help get this insurance.
6. **Secretary's Report**
 - a) No report this month as secretary out of town.
7. **Treasurer's Report**
 - a) Checking account balance is \$167,812.60.
 - b) Money market account balance is \$122,977.28.
 - c) Will be working on procuring services of an accountant with help from volunteers.
8. **Reports of Standing Committees and Connected Groups**

a) Airport Operations Report: Kurt Winker, Airport Manager

- i. NM State Aviation Business: Grant Application (runway seal-coat & Paint). Still “under review”. Additional information regarding MVAP eligibility for state aviation funding, please see a copy of a letter that I have obtained. Notice that Office of Government Council has determined that MVAP is eligible for state aviation funding, and that their treatment of E98 be consistent in process and support, with any other publicly owned airport. Please keep a copy of this decision in the official paperwork.
- ii. Airport Manager has a letter from state DOT stating Mid Valley Air Park is eligible for state funding like any public airport (Kurt provided copies to the Board).
- iii. A Bonanza landed gear up the evening of May 24 and destroyed (2) runway lights. There were no injuries, there was substantial damage to the aircraft and the incident. The aircraft was removed from the runway in short order and placed on the ramp. It was eventually towed to Ray Sanches’ hangar.
- iv. I did notice that after that incident, none of the runway lights worked. It turned out to be a separate issue in the control box, again. I did some work on the control box, and everything seems in order now. The (2) runway lights were fixed as well.
- v. There have been numerous instances of vehicles West of the blue Hangars (contrary to the Court Order). Some have been people working on the hangar, some were tenants, some just driving around. Exercise caution in that area. I did receive some notifications of work to be done on the hangars, but not in a reasonable time to put out notice, and some was after the work had already begun.
- vi. I just found out today that the listing for the South 3 Acres shows it as “Sold”. This could be interesting.
- vii. I went out with the backpack sprayer and sprayed the taxiway for weeds. I managed to get the North barriers done, and the taxiway (s) all the way South to about the Davis property. I also sprayed in the area of the fuel tank and the ramp to the Janke building. I will try to get to more later. The “weed spraying tractor” is still not reliable. Jerry and crew mowed the infield recently, and it looks great, Thanks!

b) General Operations (Roads): Pat Derieg

- i. No report as Pat not present.

c) Grounds Committee: Dave Hamann

- i. Thanks to Jerry and Ed Donovan for mowing areas around runway and taxiway recently.
- ii. Thanks to Kurt Winker for weed control around runway and taxiway.
- iii. Small tires on East/West. Maybe Mike Marker? Jan to speak to Mike if they are his?

d) Architecture Committee: Rick Chavez

- i. Last minute submittal for extending wire fence by Paul Deegan. Recommend approve and Board approved. Motion made to approve as recommended. Approved.

e) Planning Committee: Matt Torres

- i. Thanks Matt, Terri Torres, Sarah Mason, Jerry Donovan, Mac McIntosh, Craig Oresman, and Pat Derieg for helping with the refurbished “Welcome” signs at both entrances. The sign on the north entrance also has holders for flags.
- ii. Matt made a new cover for the grill used at EAA 530 breakfasts.
- iii. Small library box at Winnie Wood – The door needs to be fixed. Jon Finley and Craig Oresman have volunteered to assist in fixing.
- iv. A pamphlet outlining what is needed to inform contractors performing work for property owners may be needed. Rick Chavez says some information is already available to property owner submitting plans to Architectural Committee, but we could perhaps add information to it. Jan Marker, Rick Chavez, and Matt Torres volunteered to help come up with a product.

f) Bylaws and Covenants: Stephen Fleming

- i. A formal complaint was received by the committee regarding an animal nuisance in the La Sombra area. Per the Bylaws Addendum 4 (MVAPPOA Compliance Procedure), Sections 1 were met by the complainant. The committee met to discuss and presented their recommendations to the board. Motion to the Board to have member Jerry Donovan mediate the two parties involved. This motion was approved. If this action does not solve the issue, then the Board will move to the next step.

g) Connected Groups:

- i. EAA –Rose Longmire reported on the last Young Eagles Rally held on Sat. May 24. Rose thanked all volunteers who helped with the rally. Pilots Bob Waters, Mark Reyner, and Ken Summers flew 25 kids. Registration was handled by Juan Arango, Meg Fleming, Diane Kinney, and Jan Marker. Cooking breakfast was by Matt and Terri Torres, Sandra Oresman, and Cheryl Donovan. Oresman’s donated a bag of pancake batter. Golf carts were furnished by Kim Sanchez and Jon Finley and Jerry Donovan. Cart drivers were Gerry Perez, Ed and Jerry Donovan. Pastries were donated by the Range Café in Los Lunas and homemade brownies by Vern Dudley. Miriam and Isabella Quinones handled sales of pastries and brownies. Sandy Waters took care of tickets for the breakfast. Thank you to Jack Hickman for loaning the use of his hangar bathroom. And thanks to Paul Sorensen and August Battles for allowing airplanes to park in their tie down areas. Next Young Eagles Rally will be July 12, after that rally will be in September (posted on the door too).
- ii. Hooey – Kurt Winker reported fuel price \$5.29. Lowest price in the area.

9. Unfinished Business – None.

10. New Business

- a) Insurance on Air Park properties (covered in Officer’s Report).
- b) Craig Oresman requested the Board look into security cameras. Safety Committee will discuss prior to the next Board Meeting. Board to discuss before next month.
- c) During yard sale weekend watch out for your items on display but not on sale. Suggest keeping garage door closed.
- d) The Air Park used to be a neighborhood watch community and informally still is. If you see something, say something.

11. Announcements/Events:

- a) Air Park Yard Sale, Friday and Saturday, June 6 and 7.
- b) Independence Day Picnic, Friday, July 4th. Sue Ettinger and Angela Janssen organizing. Thanks again to Ed and Cheryl Donovan for making Winnie Wood look so nice.
- c) Board Meeting, Tuesday, July 1, 6:30 pm.
- d) Annual Meeting, Saturday, October 4th, 1 pm.

12. Member Forum (5 min) – None

13. Adjournment