

**Mid Valley Air Park Property Owners Association  
Board of Directors Monthly Meeting Minutes  
Tuesday, September 2, 2025 6:30 pm, Janke Building**

- 1) Order of Business**
- 2) Call to Order:** 6:30 pm
- 3) Pledge of Allegiance**
- 4) 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: Jay Janssen, Angela Janssen, Jan Marker, Rose Longmire, Paul Sorensen, Rick Chavez, Ken Sturn, David McIntosh, Chris Cowan, Joe Rowland, Matt Torres, Bob Henning, Pat Derieg, Anne Stansell, Dante Berry, Kurt Winker.
- 5) Adoption of the Agenda**

Added Safety/Security presentation by Jay Janssen.
- 6) Officer's Report (President)**

Annual Meeting October 4 at 1:30 pm.

Four positions up for Board of Directors (Meg Fleming, Sarah Mason, Jeff Sonheim are leaving, Jerry Donovan is willing to run again).
- 7) Secretary's Report**

Minutes from August 2025 meeting approved.
- 8) Treasurer's Report**
  - a) Money market account balance is \$161,904.70.
  - b) Checking account balance is \$124,065.36.
- 9) Reports of Standing Committees and Connected Groups**
  - a) Airport Operations: Kurt Winker
    - 1) State will start looking at grants for FY26. We got ours submitted.
    - 2) State had issues with FAA checks needed, but should be cleared up as we do not get FAA funding. Kurt will look into and provide details to our lawyer Bob Andreotti.
  - b) General Operations (Roads): Pat Derieg
    - 1) Planning crack/seal this fall on roads which need this work.
    - 2) Pat will be talking to the contractor regarding purchase of materials needed for the crack/seal work. Chris Cowan has recommendation for a contractor.
    - 3) Pat asked what money is available for this upcoming work. Board will look into available funds and work with Pat.
    - 4) Some information on Tail Dragger Drive indicate it is a "service road" and the court order states it is not part of Mid Valley roads to be maintained.
    - 5) Some issues arising from off-Air Park folks using our roads, particularly Luscombe Drive entering via the ditch bank from north of Luscombe near La Sombra area.

- 6) Should people “off Air Park” be required to pay the special road assessment? Question for legal representation.
- c) General Operations (Grounds): Mac McIntosh
  - 1) Mac and Dave mowed the runway/taxiway areas, Ed and Cheryl Donovan maintaining Winnie Wood
  - 2) The tractor was fixed. Kurt says to give receipts to him for reimbursement from the state funds for maintenance. Dave will work with Kurt.
- d) Architecture Committee: Rick Chavez
  - 1) One new submittal from Paul and Theresa Sorensen for a remodel/addition to their home. Recommended to approve. Board approved.
  - 2) Board approved Quinones plane shelter submittal.
- e) Planning Committee: Matt Torres
  - 1) Library box door still needs repair.
  - 2) Still working on airplane to place on top of north welcome sign.
  - 3) Helping Jay Janssen with security/safety camera tests.
  - 4) Asked about adding ceiling fans to Janke Building meeting room.
- f) Bylaws and Covenants: Mac McIntosh
  - 1) Meeting twice a month for upcoming meetings.
  - 2) Estimate 80% there with the updated covenants.
- g) Safety/Security – Jay Janssen
  - 1) Report (attached) reports that they have tested several cameras and now have a solution and a proposal including costs of equipment.
  - 2) Jay says we will do this one step at a time. The North entrance is first, followed by the South entrance and possibly other locations.
  - 3) Joe Rowland explained how the license ID part works from the Sheriff’s department perspective.
  - 4) Jerry Donovan made a motion to accept the proposal. Discussion of the costs for the proposal (cost to \$1500). Board voted to approve the cost.
  - 5) Questions included how long is data retained? 14 days and then written over.
  - 6) The proposal also included a policy to address protection of data plus other information.
- h) Connected Groups:
  - 1) EAA –Rose Longmire reported next Young Eagles Rally is Sept 20 and expressed thanks to Paul Sorensen for allowing EAA to use his parking area.
  - 2) Hooey – Bob Henning reported fuel price unchanged (still \$5.29).

## **10) Unfinished Business.**

- a) Addendum 4 modification was reviewed by Board and wording added to add legal and administrative fees to a fine assessed for covenant violation needs work. Board approved the concept of adding collection of administrative fees. Pat Derieg suggested using a standard (one form) for all covenant violations. Chris Cowan had a comment on who pays legal and administrative fees (exact wording?). Letter will be sent to Cowans regarding goats.

- b) The financial accountant RFPs went out, but did not have response to date. Trying to reach a couple of them to discuss. Kurt will ask his accountant (who was one of those sent an RFP) to respond.
- c) No movement on 83 Elaine, Lien has been delivered to lawyers for New Lock Haven. No response as of this meeting.

**11) New Business**

- a) Dante Berry, a Financial Advisor discussed having our money liquid while making more interest on the money by moving some of the checking account into Money Market account.
- b) Annual meeting notice to go out before Thursday, Sept 4. It was sent electronically to give more notice before the annual meeting on Oct 4. Requirement is between 10 (min) and 50 (max) days notice.
- c) Four positions open for nominations to the Board of Directors.
- d) Board motions and makes recommendations for the following:
  - 1) annual dues to remain at \$400 – recommendation approved
  - 2) special assessment for roads at \$150 – recommendation approved
  - 3) special assessment for financial accountant at \$50 – recommendation approved.
  - 4) Recommendation – members approve the 2026 Budget to be included in the hard-copy mailing – recommendation approved.

**12) Announcements/Events:**

- a) Wings and Wheels event on Sat. Oct 25, Rose Longmire is heading the event.
- b) No Board Meeting, Tuesday, October 7, 2025. Elected BOD members for 2026 will meet and decide on positions within two weeks.
- c) EAA 530 Young Eagles Rally, Saturday, September 20, 8 am.
- d) Annual Meeting, Saturday, October 4<sup>th</sup>, 1:30 pm.

**13) Member Forum** (2 minutes each member) – None

**14) Being no further business the meeting was adjourned**