

**Mid Valley Air Park Property Owners Association
Board of Directors Monthly Meeting Minutes
Tuesday, April 7, 2026, 6:30 pm, Janke Building**

- 1) **Order of Business**
- 2) **Call to Order:** 6:35 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, Pete Rael, Bill Magee, Jan Marker, Rick Lapinsky
 - b) Community Members present: Rudolph Leyba, Cheryl Donovan, Ed Donovan, David Raikes, James Smith, Paul Caleca, Rick Chavez, Jan Janssen, Angela Janssen, Matt Torres, Bill Walkowiak, Kurt Winker, Cody Byrd, Joni Love-Mullins, Ken Sturm, Joe Golino, Paul Sorensen, Dave Hamann, Juila Piro, Carlo Piro, Craig Oresman, Marisa Chavez, Chris Cowen, Rose Longmire
- 5) **Adoption of the Agenda** – Approved with correction to Grounds Chairperson to David Raikes.
- 6) **Approval of Minutes from last Meeting** – Secretary Jan stated that all board members received a copy of the March draft minutes and asked if there were any changes to them. A motion was made to accept the minutes as written, seconded and approved by all board members.
- 7) **Officer’s Report (President (Jerry))**
 - a) Jerry discussed that the board would make every effort to conduct meetings according to Robert’s Rules.
 - b) Jerry described an architectural submittal for Cody Byrd that was presented to the board by Rick Chavez, Architectural Committee Chair, at the February 2026 board meeting. This submittal requested a variance from the property line setback for placing a steel storage container on one side of Cody’s hangar. All members of the Architectural Committee had approved the submittal; therefore, Rick recommended the board approve. Jerry stated that the board followed the rules as closely as we could and stressed that we passed the variance for the container according to the covenants. Since the February meeting, the board received a petition from David Hamann that sought to reverse the board decision to approve this submittal. Jerry read the statement in the petition and stated that the petition contained 24 signatures from residential property owners who were opposed to granting the variance and very likely opposed to the storage container being place on residential property. The petition stated that the variance that was granted would set a precedent. Jerry stated that variances are not precedent setting as each variance is reviewed individually. Cody Byrd requested to see the petition. Jerry said that this document is public information and can be provided to anyone requesting to see it. Cody looked at the petition and contested it, saying it misrepresented the submittal, which was specifically for the setback variance, not the type of container. He met with some petition signers who wanted to remove their names from the petition. Jerry stated that there were some questions whether the petition had enough signatures had to qualify for the 25% required by the covenants. Jerry asked how we would proceed with this issue and that people needed more time to understand it.
 - c) The board met separately regarding this submittal to attempt to resolve the issue of having already given the property owner approval to go ahead with installing the steel container while having property owners opposed to having steel containers on Air Park residential properties. At one meeting, the board met to discuss the submittal and the petition and came

up with some options to resolve it. They then met with David Hamann and Cody Byrd to see if we could work something out with them. We did not come up with a way to resolve the issue that satisfied all parties; however, at that meeting, three of the five board members presented a resolution asking for a special meeting of property owners to vote on this specific submittal.

8) **(Vice President (Pete) –No report.**

9) **Secretary’s Report (Jan) –** Jan asked all those present to try to follow Robert’s Rules as best we can. The board will use Robert’s Rules to conduct meetings and ask that all members attending board meetings do their best to comply with Robert’s Rules as well. There were questions from Jay Janssen regarding the board meetings held regarding the Cody Byrd submittal and whether the minutes would reflect those meetings. The answer was not given during the meeting but was documented in these minutes under the president’s report above.

10) **Treasurer’s Report (Bill Magee).**

- a) Money market account balance is \$226,281.19 which includes \$100,000 transferred from the checking to earn interest on this money.
- b) Checking account balance is \$109,777.72.
- c) There are 5 property owners delinquent in dues and assessments.
- d) Took in \$3083 for dues and assessments.
- e) Paid out two checks for a total of \$270.19 that included a check to Pat Derieg for \$120 for gravel base course, a check to Matt Torres for lights and sensors, and a check for \$63.19 to PNM.
- f) Still have not gotten instruction on a QuickBooks question he has. Will be calling Quicken 800 number for help with how to use batch files.
- g) Paid out to JB Asphalt Services checks for \$45,927.11 for seal coating the runway and \$8,877 for airfield painting for a total of \$54,804.11.

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

- a) Airport Operations: Kurt Winker.
 - 1) Had a busy and productive month. Grounds folks doing a fantastic job keeping up with spring growth and keeping equipment running. Thank you!
 - 2) Kurt is using the tractor sprayer and backpack sprayer to control weeds on runway and taxiway and will continue as the mild spring has weeds growing out of control.
 - 3) Runway was cleaned and seal-coated with two heavy coats of SealMaster product by JB Asphalt Services. While the contractor was there, the North parallel taxiway and run-up area was sealed too. Bottom line – our runway asphalt needed this badly and contractor stated we caught it in time to avoid very costly overlay in the future. Contractor did some extra cleanup with their sweeper on the South end as well. We also got work done in time to avoid much higher cost due to oil costs. Cost of sealcoat was \$45,927.11 for doing 162,000 sq feet of runway surface.
 - 4) Runway markings (numbers, hold short lines, lead-in lines, centerline) were painted by the same contractor for \$8,877. The paint used contained glass beads that help the paint to hold up better over time and are reflective for visibility at night. That bill will be submitted to the state under our maintenance grant, and we should be reimbursed 90% of that amount (\$7,989).

- 5) Total cost of runway sealcoat and runway markings paint after the state reimburses us will be ~\$46,815. The original bid not including parallel taxiway came in at \$46,354 (under ~\$500 difference).
 - 6) This work should upgrade our runway condition in the official publications. Kurt will be checking on getting our biannual 5010 survey as it is due this year. He will check with them if this has not been done and get the runway condition upgraded.
- b) General Operations (Roads): Pat Derieg.
- 1) The promised street signs were purchased and installed. The sign cost was \$179.56, and the receipt will be provided to the treasurer.
 - 2) Elaine Drive pothole patch and sealcoat will be the next area of work. All roads south of East-West are slated to be seal-coated. He will get an estimate and then move forward on that project. As Kurt mentioned cost of oil is affecting the cost of these materials.
- c) General Operations (Grounds): David Raikes. His crew is keeping on top of mowing. Doing a great job. They plan to mow right before the memorial event for Pete Ettinger on April 18.
- d) Architecture Committee: Rick Chavez. Submittal from Lee Sanchez, property owner in La Sombra, for a steel container placed behind his garage and well within the required setbacks in the La Sombra covenants. His container is painted to match the color and trim of his garage. It has been in place a year already and will probably be there at least another year. The La Sombra covenants do not have any language restricting such containers on their properties. The Architecture Committee had four approvals and one abstention for this submittal. All Architecture Committee approvals were received via emails and are attached to the submittal. The board was provided with two copies of the submittal paperwork. Both copies need to be signed by the board. The board agreed to consider this submittal in a separate meeting to be documented in the May board meeting minutes.
- e) Planning Committee: Matt Torres. Did not have activity this past month, however, he had questions about the mistletoe in the trees and possibly removing it. Matt said he would have a contractor bring in a boom lift to allow operator to remove the mistletoe. Jan moved that we investigate what we can do to treat the Winnie Wood trees, it was seconded and discussed. Dave Hamann commented that it is getting too late in the season to have this treatment. We will need to wait until the leaves drop in the fall to do something about the mistletoe. All board members voted to do have Matt look into what can be done to treat the trees in Winnie Wood in the fall after the leaves fall.
- f) Bylaws and Covenants: Joni Love-Mullins. Joni is the new chair and has been reviewing the work done on the covenants in the last year. She stated that the committee did excellent work on the updates to the covenants. She plans to have the committee to meet April 18 at 5:30, but this was later changed to Weds. April 29 at 6:30 at the Janke Building. The board liaison will be present at the meeting. At that meeting, the information regarding the steel containers from tonight's meeting will also be considered in the updates.
- g) Safety/Security: Jay Janssen. Jay had the large monitor in the meeting room displaying the area covered by the camera installed at the southwest corner of the Janke Building. Paul Caleca asked Jay to not cover his hangar area. Jay will limit the "travel" of the camera so it will not cover Paul's property. This part of the security camera project came in under budget – instead of the requested \$916, it came in at \$753.03. Kurt requested access to view the camera footage. The camera on the Janke Building shows airplanes parked in front of the avgas pump. David Hamann asked if limiting the travel of the camera to exclude Paul Caleca's hangar, would the camera still show the runway, and Jay stated the runway would

still be within the camera view. For those who have a security event such as a theft, Jay asked them to send an email to the Safety and Security Committee at mvap-safety@googlegroups.com.

h) Connected Groups:

- 1) EAA –Rose Longmire. Five pilots flew 28 kids at the last Young Eagles Rally. Bill Walkowiak produced a new flyer that lists all the EAA 530 Young Eagles Rally events for the year.
- 2) Hooey – Bill Walkowiak reported Avgas price is \$5.60. Lowest price around the area. Kurt recently upgraded the Hooey credit card system, and it now takes Mastercard as well as VISA cards.

12) **Special Report** –David Hamann. He described the petition asking the board to reverse the decision to approve the architectural submittal for Cody Byrd to install a steel container on the side of his hangar. He gave us the background on when this submittal was presented to the board and the references to the Mid Valley residential covenants that he states were violated by approving a steel container on a residential property. He also states the Architectural Committee Charter is contained within the Mid Valley residential covenants and mentioned the committee purpose is to make a recommendation on a new construction or remodeling of existing structures. Dave asks do we really want to have steel containers next to our homes. He also says the covenants state the well-being of the entire Air Park should be considered when giving approval for architectural submittals. He stated that March board minutes should show that the board requested Rick Chavez to contact Cody to put a hold on getting the steel container installed. Secretary Jan stated that the March minutes included this statement. Dave asked that the board decide whether or not to stay with the original decision and that we apologize to Cody and to come up with a way to remove that container from the Air Park. He then spoke about how the mistletoe can kill trees, even if you remove the mistletoe. Secretary Jan stated she would make a motion to discuss Dave’s request. However, before the board would discuss the request, President Jerry opened the discussion to members present to make their statements.

a) Statements from members.

- 1) Chris Cowan – Current covenants do not explicitly contain restrictions regarding steel containers. He stated we have a process to follow. The petition process really did not apply in this instance since the board had already gone through the process documented in our covenants to approve this submittal. If we don’t want containers in the Air Park, it would take changes to covenants and 75% of property owners must approve these changes.
- 2) Joni Love-Mullins –The issue of having steel containers in the Air Park needs to be addressed in covenants. Until this is done, we cannot restrict these containers from being in the Air Park.
- 3) Kurt Winker – The board members at the February board meeting approved the submittal (3 of 5 approved), the owner did it correctly, covenants were not broken, thinks we have other covenants that have been violated for a long time, and we could be heading into a situation of suing ourselves again. He also addressed the Manufactured Homes paragraph in the covenants stating he talked to an expert in this area who stated this does not apply to steel storage containers.
- 4) Bill Walkowiak – Stated he would not like to have a steel container next to his property. Nice airparks would not have such structures.

- 5) Matt Torres – Cody followed the rules in submitting this request. He agreed the covenants need to be modified.
- 6) Julia Piro – She gave examples of properties that are much worse to look at than the one with the container. She said Mr. Sanchez and Mr. Byrd have nice properties and she would rather see the containers they have instead of other properties that look much worse.
- 7) Cody Byrd – Cody said he did the right thing – he went to neighbors and got approval and got Architectural and board approval. His house is metal and gray, and he painted the container to match his house. He said as soon as he got board approval, he went ahead and ordered the container.
- 8) Rose Longmire – gave an inspiring statement on the issue. She stated that we don't want to get into another situation where we "sue ourselves" over this. She suggested we work on a compromise instead.
- 9) Pat Derieg - He signed the petition and would again today. He asked the board to put a "pause" on it, and grandfather in all containers already installed in the Air Park, including Cody Byrd's container. He asked that the board start this "pause" tonight. Then we need to add restrictions for them in our new covenants. He gave examples of restrictions such as lot size that can be used to address containers. He got an applause.
- 10) Rick Chavez – He talked about the Architectural Committee approval for the Cody Byrd submittal. The Manufactured Homes paragraph in the covenants does not apply to this submittal. The only thing the covenants addressed in this submittal was the variance for the property line setback and that was granted correctly. He talked about changing the covenants and using the process we have in place to get them changed (approval by 75% property owners).
- 11) Craig Oresman. He said he would have signed the petition but agreed with others that this would have to be settled by going through the covenants change process.
- 12) Rudy Leyba. Rudy discussed some points on covenants and that he has a trailer that he needs to remove from his property.
- 13) **New Business** – Julia Piro asked the board to help her with covenant violations at the 327 Hathaway property. This property has violations in its backyard that shares a property line with the Piro backyard. The property owner is violating residential covenants by having derelict vehicles, dead weeds piled up by house, weeds going through the common fence between their yards and weeds growing into the above-ground pool in their backyard. There are mice coming and going in and out of the derelict vehicles. She provided pictures to show the violations. Julia also discussed that when the Piro's decided to remove a tree in their backyard, the owner of 327 Hathaway decided to help direct their tree removal contractor, and this resulted in damage to the fence between the properties. Because the Piro's were uncomfortable with contacting the property owner with these violations, they were advised to take this violation to the Bylaws and Covenants Committee that will use the Bylaws Addendums 4 and 5 to address this violation. Dwight Jones also had comments on the Bylaws and Covenants being broadly written and making it difficult to decide on a particular submittal. He stated we are all neighbors here and we want our properties to hold their values so covenants may need to be more clearly written to make it much easier for decisions to be made regarding situations such as the steel container.
- 14) **Announcements/Events:** Rick Chavez announced that New Lockhaven LLC was the winner in a recent court decision regarding ownership of the property at 83 Elaine Drive. Jan announced her 54th wedding anniversary is today, April 7.

- 15) **Member Forum** (2 minutes each member) – See discussion on steel container petition presentation.
- 16) **Next meeting** – Tuesday May 5 at 6:30 pm at the Janke Building.
- 17) **Meeting Adjourned** - Being no further business, the meeting was adjourned at 7 pm.