

Mid Valley Air Park Property Owners Association
Board of Directors Monthly Meeting Minutes
Tuesday, December 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 out of 5 members present.
 - a) Board members present: Meg Fleming, Jerry Donovan, Jeff Sonheim, Rick Lapinsky
 - b) Community Members present: Jay Janssen, Angela Janssen, Stephen Fleming, Matt Torres, Rose Longmire, Dave Hamann, Pedro Rael, Paul Caleca, Jan Marker, Bob Henning, Kurt Winker, Patrick Derieg, Chris Cowan
- 5) **Adoption of the Agenda – approved as it was written**
- 6) **Officer's Report (President)** - Want to thank the board members and committee chairs for their extra efforts this past year. Really like the airplane on the sign.
(Vice President) – no report
- 7) **Secretary's Report**

Minutes from last meeting to be approved. November 4, 2025. Change agenda to minutes, need list of community members present. Matt name correction. Spelling of Luscombe, add Deming to the Young Eagles, mowing was done. Hamann name correction. Approved with the noted changes. Henning to leave position as Hooey Representative. Add street sign to Elaine comment. Closed Session Business.

Motion to ratify the informal vote taken via email regarding reinstatement of Mr. Donovan to the Board of Directors.
- 8) **Treasurer's Report** – no report yet.
 - a) Money market account balance is \$
 - b) Checking account balance is \$
- 9) **Reports of Standing Committees and Connected Groups**
 - a) Airport Operations: Kurt Winker Status is quiet. All lights working as expected. Aviation Grant is in limbo. Manager has filed an additional grant request to work on the taxiway beginning at the south end of the parallel taxiway, go south to create a run-up area, and patch as much as can be accomplished for under \$50,000 (18,000 ft² of ramp and taxiway).
 - b) General Operations (Roads): Pat Derieg – Pat met with paving contractor. Crack sealing on Hathaway, down Elaine, and back up Wood. The contractor will also be working on the east end of East-West drive and around Tail Dragger and patch as necessary. Will post email notices when work is scheduled.

Seeking street signs for Elaine, Luscombe, Elaine, Don.
 - c) General Operations (Grounds): Dave Hamann very upset about the Tractor and potential repair of same. Resigning from The Grounds Committee as of tonight.
 - d) Architecture Committee: Rick Chavez – not present, Jan Marker to report a modification of the project proposal for Desiati on La Sombra. The project now has one barn up against the

west fence. Recommendation by the committee to approve. Board approves and will sign later.

- e) Planning Committee: Matt Torres wants to thank several people who assisted with the new signage for the Air Park. Craig Oresman, Jerry Donovan, Pat Derieg, Paul Sorensen, Jay Janssen helped install.

Need to start the planning for next fall's Wings & Wheels. A planning group needs a leader and committee to begin the effort.

- f) Bylaws and Covenants: S. Fleming Draft document is still with editor for work to make it reasonably useful for review.

- g) Safety/Security – Jay Janssen – Cameras caught a vehicle and person checking access to vehicles along Luscombe. The system did work as intended. Jay has started a group email address to report incidents or issues for which the cameras might be helpful. It is an email address, to the Safety Committee only.

Phase two – Jack Hickman's hangar to have cameras installed. First step is to get internet installed in the Janke Building. Plateau internet will bring the internet into the Janke Building. Board approves the internet installation and \$60.00 per/month cost to have the internet installed. Board tables the discussion and decision of the Cameras on Jack Hickman's hangar to future meeting. Norm Pfaff and Paul Caleca would be okay with cameras on their properties.

- h) Connected Groups:

- 1) EAA –Rose Longmire – Announced the 2026 EAA Chapter 530 Board: Jerry, President; Kurt Winker, Vice President; Bill Walkowiak, Secretary; Rose, Treasurer
- 2) Hooey – we can never replace Bob Henning, thank you for your long service to Hooey and the Air Park. Call Bill Walkowiak as a potential replacement for Bob. Someone emptied the large fire extinguisher allover the place. The extinguisher has been refurbished and provided a new 20 pound extinguisher.

10) Unfinished Business.

Motion to ratify the “informal” action taken after the November’s meeting regarding the recommendation of the B&CCR committee. Approved during the Secretary’s report.

Update on 83 Elaine Drive – progress on weed removal, contact with owner – Jennifer Dwyer is the Authorized Representative for New Lockhaven, LLC. A lawsuit filed by new owner and the previous owner. Need to give New Lockhaven notice to keep requesting extensions (every 14 days) rather than having an open ended time to achieve compliance. Kurt Winker knows two individuals who claim to have purchased hangars from Kurt Young.

Update on Non-compliance issue with animal – Owner was sent a letter (Notice of Non-compliance) by the MVAP Attorney, Robert Andreotti.

11) New Business

12) Announcements/Events:

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

14) Being no further business the meeting was adjourned