Mid Valley Air Park Property Owners Association
Annual Members Meeting Minutes October 3, 2026

Welcome – President

Call to Order: 13:45 & Pledge of Allegiance

Establish there is a quorum (collect proxy forms) Secretary finds 94 votes so a quorum is present. Sign-in volunteers (Rose Longmire, Diane Kinney, and Wanda Wilson).

Presentation of Agenda. Call for approval – Dave Hamann motion to approve, Meg Fleming seconded, Agenda Approved.

Annual Report of the Status of the Association – President Jerry Donvan and Vice President Pedro Rael.

Jerry Donovan extended thanks to those who helped set up for the annual meeting and a thank you to community members for attending the meeting. The accounting contract will be going to Larry Filener's company. Jerry stated that Robert Andriotti is the lawyer for MVAPPOA.

Pedro Rael gave an update on legislation he has been working on with NM State Senator Joshua Sanchez who is also a pilot. This bill will create a state airport commission consisting of pilots, airport managers, and a representative from NMDOT that will oversee allocation of funding from the NMDOT budget. Pedro mentioned the state of Oklahoma began using this structure in recent years with excellent results for the airports in that state.

Annual Report of the finances – Treasurer Bill Magee

As of 8/31/26 (end of Association's fiscal year)

Money Market $228,901.68, interest this year was $3540.27

Checking Account: $70,619.54

There are still 8 or 9 property owners who owe the June 2026 Special Assessment for Roads of $150. Bill has sent emails and made phone calls and plans to follow up in person in the next month with these property owners.

Presentation of proposed budget for 2027 – Dave Hamann questioned why the budgeted income did not balance the expected expense. Jerry explained the budget process. Kurt Winker stated the income did not show money rolled over from 2026. We were asked to vote on our ballots to be collected at the end of the meeting.

Presentation of proposed Special Assessment(s) – There was no discussion regarding the proposed special assessments for roads and accounting. We were again asked to vote and hold our ballots until the end of the meeting.

Annual Report from Committee Chairs and Connected Groups

Airport Operations – Kurt Winker gave the status on runway work done this year and status of state grants. He stated that the state is very slow in getting money to Mid Valley for submitted grants. A recent request had been in their system for many months and another grant going on three years. Kurt stated that some driveways have debris that gets out on the auto-plane drives and is a hazard to the taxiing airplanes causing damage to their propellers and is a problem for maintenance of these roads. He asked that property owners complete the aircraft survey as it is used when Kurt is contacted for an overdue aircraft and for locating the source of an ELT going off. He has installed most of the restricted runway access signs to help with the problem of runway and taxiway incursions. These signs are at least a legal protection for the Air Park even if they are ignored which is often the case.

Roads – Jerry Donovan gave a status on Roads for Pat Derieg. JG is the contractor doing the patches and crack seal on Elaine Drive from East-West to Mid Valley Drive. The recent rains caused some delays but after some dry weather, the contractor resumed work in early October.

Grounds -James Smith gave a status on grounds for David Raikes. The grounds crew has been mowing the runway, taxiway, East-West landing area, and Winnie Wood Park which has been a challenge due to the recent rains. Ed Donovan has been assisting David with mowing. After the recent heavy rain, they had to pump standing water on Wood Drive near the intersection with East-West Drive extending along Wood towards Bonnie Street.

Architectural – Rick Chavez presented the status for the architectural committee. He thanked the committee members and discussed the process used for architectural submittals. There were five submittals this past year, down from previous years. He requested members to contact him if they had any questions.

Planning – Matt Torres was not present. There was some discussion about the signs at the entrances along with the airplane on the north sign. This work had been done last year.

Bylaws & Covenants – Meg Fleming presented on behalf of the committee that has been working for the last two years to combine the three sets of covenants (commercial, Mid Valley residential, and La Sombra residential). She asked the committee members present to raise their hands and thanked them for their work. She gave some historical background on the three separate documents, in particular the involvement of Jack Wood, the developer. She discussed the governing documents, their hierarchy, and purposes of these documents. She had copies of the combined covenants available and was available for discussion after the meeting was adjourned. She explained there will be a series of town halls for owners to discuss these in upcoming months. She also stated that when we vote on them, we will be voting Yes or No on individual paragraphs rather than the entire set of covenants. Jeff Sonheim asked whether the new covenants would get rid of the "3 and 3 issue" dictated in a court order from a lawsuit years ago. Meg and others stated that the "3 and 3" could not be changed by covenants as it would have to go through the courts to revise the court order. Kurt Winker said that in the past, he has worked to change the court order, but had not completed the task. He said he would get back to it when time allowed. Note the "3 and 3 issue" is included in the Bylaws Section 7.6 (Use Fee Advisory Committee). It states this committee consists of 3 commercial and 3 residential members with the purpose of recommending various use fees to the Board.

Safety & Security – Jay Janssen presented the status for the last year. Cameras were installed at the south end of the Air Park on the Hickman hangar and the southwest corner of the Janke Building increasing coverage to include south Elaine Drive and the runway and parking area around the Janke Building. Since the south security cameras required internet connection, WIFI was installed at the Janke Building. All you need to do to get the WIFI is scan the QR code on signs at the Janke Building. Signs were installed to warn of photo-enforcement of speed limits. Five incidents were reported and no thefts reported in the Air Park.

Connected Groups

EAA – Rose Longmire is the Treasurer and Young Eagles Coordinator for EAA Chapter 530. The chapter meets monthly at the Janke Building and Rose invited all to participate. She summarized the Young Eagles events this past year: 7 pilots (3 from Mid Valley) were recognized as volunteering to fly a total of 172 kids during the past year. She also recognized one of the Young Eagle kids as having begun learning to fly in a C-182 this summer. He is also a Chapter 530 volunteer. She then recognized all the other 25 volunteers involved in the Young Eagles Rallies, including those who make the breakfasts (351 served in the last year), provide golf carts, ramp space and do other tasks. She mentioned the businesses (Range Café and Old Mill) and others who donate to the rallies. She also state that the chapter is considering whether or not to assist an airplane builder who is building an RV-14A.

The chapter is also in the process of changing their mailing address to 65 Elaine Drive (Janke Building address).

Hooey – Kurt Winker gave the status for Hooey. The current price is $6.68 per gallon and the price is lower than any nearby airports. The credit card machine was replaced this past summer and is working properly now. He mentioned that wholesale prices have increased and when the tank is filled this month, the price will be higher.

Annual dues – There was no discussion regarding annual dues recommended to be $400 per year by the Board. Jerry asked members to mark their ballots to be collected at the end of the meeting.

Election of Directors for 2027 Board – There were two volunteers – Ken Sturm and Pat Derieg. Ken talked about what he has been doing as a volunteer for MVAPPOA, where he lives, and what he did before retirement. Pat is currently an alternate board member. The question was asked about officer positions and how these are determined. Jerry explained that the current officers will be continuing in their positions for the next year; however, the usual process involves the new board determining this before the new year. The Bylaws describe this process in detail. The question was also asked whether the current board members will continue for the next year. Jerry explained that Rick Lapinsky will be leaving the board as his term will be complete by the end of the year. The remaining board members will be continuing for another year. The members were asked to vote using the paper ballots to be collected at the end of the meeting.

Old business

Jerry announced the Fly-In Wings and Wheels event will be Saturday, October 24, 2026. Airplanes and cars will be on display and breakfast will be served by EAA Chapter 530. Fliers for this event will be posted.

New business – Open Forum for Members (2 minutes maximum for each person)

Pedro Rael discussed the new covenants.

Diane Kinney asked the board to consider having a community Christmas Party this year. Diane was asked to plan the event. We did not discuss funding the party. Applause!

Jan Marker requested that members return the aircraft census form to be used not only for safety reasons by the Airport Manager, but for billing the runway use fee. The Bylaws say that a property owner will be billed for total spaces available for aircraft if the census form is not received by the Treasurer. The forms should be returned to the Secretary, Jan Marker and then sent to the Treasurer and the Airport Manager.

Jerry mentioned that the MVAPPOA mailing address will be changed from 11 East-West to 65 Elaine Drive (Janke Building).

Collect Ballots and tabulate (Sue Ettinger, Angela Janssen, Rose Longmire, Jan Marker)

Many folks left before the vote tally was announced; the results are below. A quorum was needed, and achieved, to have the meeting (72 votes minimum, as mentioned above, total votes were 94 and a quorum was achieved). The questions were approved by a simple majority.

- Question 1 2027 Budget was approved – 89 yes, 12 no.
- Question 2 – 2027 Dues will be set at $400 per lot or tract due December 31, 2026 approved – 89 yes, 12 no.
- Question 4 – A Special Assessment for Roads set at $150 per lot or tract due June 30, 2027 approved 89 yes, 12 no.
- Question 5 – A Special Assessment for Financial Accounting set at $50 per lot or tract due December 31, 2026 approved 86 yes, 20 no.

- Question 3 – Election of Directors for 2027 in alphabetical order

  Pat Derieg – 76
  Ken Sturm – 74

Two positions were open. The two volunteers for the board were elected and will be on the 2027 Board. The 2027 MVAP POA Board will consist of Pat Derieg, Jerry Donovan, Ken Sturm, Bill Magee, Jan Marker, and Pete Rael.

Adjourned 15:45