

**Mid Valley Air Park Property Owners Association
Board of Directors Monthly Meeting Minutes
Tuesday, August 5, 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 Board members present.
 - a. Board members present: Meg Fleming, Jeff Sonheim, Jerry Donovan, Rick Lapinsky
 - b. Community Members present: Kurt Winker, Craig Oresman, Rose Longmire, Jay Janssen, Matt Torres, Cheryl Donovan, Ed Donovan, Stephen Fleming, Rick Chavez, James Smith, Sally Henning, Bob Henning, Pat Derieg, Jan Marker.
4. **Adoption of the Agenda** with addition of
 - a. Safety and Security for the Air Park. Update from Jay Janssen on camera tests.
 - b. La Sombra email from Yates.
 - c. Tail Dragger Drive Update.
5. **Officer's Report (President)**
 - a. Annual Meeting October 4 at 1:30 pm.
 - b. Three positions up for Board of Directors (Meg Fleming, Sarah Mason, Jerry Donovan).
6. **Secretary's Report**
 - a. Minutes from last meeting approved with one correction to Complaints to Bylaws and Covenants – "Owner (Yates)" should be "Owner (Cowan)". This in reference to the issues with the pet goat getting out of the yard. Also correct ran to run regarding electric line.
7. **Treasurer's Report**
 - a. Checking account balance is \$160,821.40.
 - b. Money market account balance is \$123,697.00.
 - c. Number of delinquents on special assessment fees – 12.
 - d. Will be filing lien on New Lockhaven LLC for delinquency on dues.
8. **Reports of Standing Committees and Connected Groups**
 - a. **Airport Operations:** Kurt Winker (see attached for complete report)
 - i. Grant issues are still pending. Meeting soon with NM Aviation Division to discuss.
 - ii. North/South runway barrier replaced and extended another 20 feet to the East. The South barrier has been tidied up and weeds addressed. There have been 2 separate instances of a vehicle sliding to a stop right at the barrier.
 - iii. Sat, August 2 work party to address weeds on parallel taxiway was a success. Good turnout, thanks to all who helped. The mowing crew did a great job of mowing beforehand, which made the things much easier. On Monday the edges of taxiway were sprayed for weeds. Thanks to Matt Torres for fixing the weed-tractor! It did great!
 - iv. There is a resurgence of prairie dogs & ant mounds in the infield and along the taxiway & runway. I have treated quite a few mounds so far, and will keep on top of it.

- v. 83 Elaine had another occurrence of vehicle and trailer parking west of hangars in the movement area. They were informed that there should be no vehicles or parking west of the blue hangars. Those folks mentioned that they had purchased that specific hangar from Mr. Young. K. Winker noticed a Valencia County Code Enforcement truck at 83 Elaine the week of August 24 with a worker looking around. Rumor has it that the person who lent the money for the Real Estate Contract on 83 Elaine (New Lockhaven LLC.) by the name Billy Burgett has recently died. The people who have the Real Estate Contract with Anchorage Hangar Investments want the contract satisfied so that they no longer have ties to it.
- vi. Complaint received about some commercial properties with rather egregious weed growth issues (sucker trees over 6 feet tall, tumbleweeds over 4 feet tall). Appearance of these properties needs to be improved to comply with Restrictions.
- b. **General Operations Roads:** Pat Derieg
 - i. Hathaway Drive has areas with cracks, weeds growing. Need to crack seal those areas, maybe this fall.
 - ii. Tail Dragger Drive, will get with Kurt Winker who has more information on status of this road. Will also talk to those who live along this road.
- c. **General Operations Grounds Committee:** Dave Hamann (not present)
 - i. Dave Hamann and Mac McIntosh mowed along North/South runway area and taxiway on Friday, August 1.
- d. **Architecture Committee:** Rick Chavez
 - i. Two submittals – Desiati property in La Sombra (fence and storage buildings – recommended by committee to approve. Desiati project approved. Vice President Donovan will meeting with parties regarding the Quinones shade structure for airplane – Questions were worked out later and approval will be ratified at September meeting.
- e. **Planning Committee:** Matt Torres
 - i. Library box door still needs repair. Suggestions for repair reference using metal rather than wood doors.
 - ii. Still working on airplane to place on top of north welcome sign.
 - iii. Helping Jay Janssen with security/safety camera tests.
- f. **Bylaws and Covenants:** Stephen Fleming
 - i. Meeting twice a month now.
 - ii. Two additional La Sombra residents (Lee Sanchez and Ken Sturm) are coming to meetings as they can.
 - iii. Estimate 90% there with the updated covenants.
 - iv. Next meeting Weds, August 13 at 6:30 pm.
- g. **Safety Security Committee** is still working on getting cameras which will work for the community and stay close to budget.
- h. **Connected Groups:**
 - i. EAA –Rose Longmire reported on the last Young Eagles Rally held on Sat. July 12. Rose thanked all volunteers who helped with the rally. 6 pilots (5 from EAA Chapter 1306 in Edgewood, including one in a Robinson helicopter and one in an Air-Cam) flew 28 kids. The event was successful due to the work of 20 volunteers. The cooks served 58 meals, 43 of them to the public. Money collect

from donations and the sale of donated Range Café pastries totaled \$378 after expenses. Next Young Eagles Rally is September 20, 2025.

ii. Hooey – Bob Henning reported fuel price unchanged (still \$5.29).

9. Unfinished Business

- a. Yates wants to know what we will do regarding the Cowan goat continuing to get out of the Cowan yard. In accordance with Bylaws Fine Schedule, we will have our lawyer write a letter to Cowan and fine them \$50. *Correction – after discussion with MVAP Board lawyer, a Courtesy letter of Non-Compliance will be sent, not the Notice letter referenced here.*
- b. A motion was made to amend Addendum Four (4) Compliance Procedures to include recovery of legal and administrative fees in any notice of non-compliance which shall be assigned to. . . . the person not in compliance. when the lawyer is engaged in sending notice of fine to that person. The board will discuss exact language next meeting.
- c. Craig Oresman provided information to the Treasurer regarding the CD laddering accounts for our treasury. Board will discuss at next month's meeting.
- d. Nothing on the internet access.

10. New Business

Online savings accounts.

11. Announcements/Events:

- a. Board Meeting, Tuesday, September 2, 6:30 pm.
- b. EAA 530 Young Eagles Rally, Saturday, September 20, 8 am.
- c. Annual Meeting, Saturday, October 4th, 1:30 pm.

12. Member Forum (5 min) – None

13. Adjournment