

**Mid Valley Air Park Property Owners Association  
Board of Directors Monthly Meeting Minutes  
Tuesday, February 3, 2026 6:30 pm, Janke Building**

- 1) **Order of Business**
- 2) **Call to Order:** 6:45 pm
- 3) **Pledge of Allegiance**
- 4) **Roll Call/Determination of a Quorum** – Quorum established 3 out of 5 members present.
  - a) Board members present: Jerry Donovan, Bill Magee, Jan Marker
  - b) Community Members present: Rick Chavez, Rose Longmire, Bill Walkowiak, Dave Hamann, Stephen Fleming, Jay Janssen, Angela Janssen, Chris Cowan, Meg Fleming, Bob Henning, Pat Derieg, Craig Oresman, Ed Donovan, Cheryl Donovan, Ken Sturm, Joseph Rowland, Ralph Chesire, Craig Oresman, Kurt Winker
- 5) **Adoption of the Agenda** – Approved with change to Bylaws and Covenants Report - change from “Meg Fleming” to “No report”.
- 6) **Officer’s Report (President)** – No report at meeting. We discussed after the meeting the need to conduct these meetings per Robert’s Rules of Order. We are planning to create a chart with key points to follow in Robert’s Rules that can be used to keep us on the right track such as how to make a motion, discuss that motion and vote on it.
- 7) **(Vice President)** – None
- 8) **Secretary’s Report (Jan Marker)**
  - a) Jan received certification form from Bill Magee, Treasurer. All Board members have now submitted certification forms.
  - b) Correction to December 2025 minutes from Kurt Winker: Change “submitted grant” to “not submitted grant” to the state.
  - c) Mid Valley website: Has been updated with new home page photo taken by Mike Marker from one of his airplanes during Fall 2025, Officer information updated for new Board of Directors, Calendar updated with Google Secretary calendar, and minutes uploaded. Sarah Mason paid for another year of GoDaddy website builder and will submit a receipt to the Treasurer for reimbursement.
- 9) **Treasurer’s Report (Bill Magee)** – Bill had not gotten online access to accounts so was unable to obtain balances prior to this meeting. Amounts below are approximates based on money received and paid out in the last month. Meg Fleming indicated that Bill Magee should be able to access accounts on the laptop. Bill will be following up with the UMB Bank to ensure online access. Note – UMB recently changed ownership and previous employees who provided excellent service have left UMB or are in process of leaving UMB. May be time to look at other options for bank accounts.
  - a) Money market account balance is \$ \$213,384.41 plus \$1200
  - b) Checking account balance is \$125,361.41 plus small amount
  - c) Late dues from membership. After Bill gets online access to the accounts, we will be able to have a list (approximately a dozen) of members who are late. Even though the January deadlines from Bylaws Section 9.5 (Dues Schedule) have passed, we will make every effort to follow the schedule after we have an accounting of members who are late paying dues.

Even though this schedule may not have been followed as closely in the past, we can begin now to make every effort to comply with it.

- d) Airfield Bills (text of Kurt Winker email to Treasurer below). Kurt was hoping this could be finished up at this board meeting. Bill Magee handled the first two items and Kurt has now submitted required documentation to the State Aviation Department (2/4/26). The third item should be handled once Bill has online access to our bank account.
  - 1) A receipt/invoice submitted for reimbursement. This is for 2026 weed control product and trimmer line (for crack cleaning prior to recent work, runway light & barrier cleanup). I request a check be made out to me for reimbursement. (\$410.56).
  - 2) The invoice for recent taxiway crack sealing is attached. If a check can be made out directly to JB ASPHALT SERVICES LLC. (with “Taxiway crack sealing”) in remarks). I will receive the check make copies and get it to the contractor. I will scan and submit these checks and other paperwork to the State Aviation Department, for reimbursement under our maintenance grant.
  - 3) I would like to check on a past submittal to the State Aviation Dept. I submitted a reimbursement request to the state in April of 2025. We should have received a direct deposit from the state for \$4,476.39, and I would just like to check and make sure that we received it. Kurt also needs to check on a past submittal to the State Aviation Dept. I submitted a reimbursement request to the state in April of 2025. We should have received a direct deposit from the state for \$4,476.39, and I would just like to check and make sure that we received it.

**10) Reports of Standing Committees and Connected Groups (NOTE: Standing Committee Chairs will be given Mid Valley hats when those available as compensation for volunteering).**

- a) Airport Operations: Kurt Winker. Submitted Airport Manager Report and summarized work related to the crack sealing on the north end of taxiway and runway. He also discussed the next grant application process which will be submitted once required elements have been completed. There is still no word back from State Aviation Division for grant request currently “under review”. That covers seal-coating and repainting the runway, been waiting on the state for 3 years. Repaired south end barrier. All systems are working well. Let Kurt know if any input or concerns around airfield. On 2/2/26, Kurt spotted a car parked ON runway 36 just NW of the blue hangars. By time Kurt got to area, that person had done a 3-point turn on the runway, and exited area through blue hangar property. Keep your eyes open for the unexpected. Thanks Kurt!!!
- b) General Operations (Roads): Pat Dereig. Will be purchasing new signs for Don, Luscombe, and Elaine Drive. Matt Torres has volunteered to help get “holes” filled in areas where needed with base coarse. Matt will also use his trailer to go pick up base coarse and then fill holes. Thanks Matt!!
- c) General Operations (Grounds): No report. We need a volunteer to Chair the committee. Dave has “Big Shoes” to fill but we are sure there is another person who can do this. Dave could fill you in on what is needed, benefits, etc. New Chair will get a free Mid Valley hat!
- d) Architecture Committee: Rick Chavez. Submittal from Cody Byrd (approved by committee). Storage unit next to hangar is 5 feet from nearest property line, not required 15 feet. Neighbors Claire Cieremans, Brian Denk, and John Love Sr, were fine with the storage unit placement. Submittal was approved by the board members Jerry Donovan, Bill Magee, and Jan Marker.

- e) Planning Committee: Jay Janssen reported Matt still working on lighting. Signs look really nice. Thanks again Matt! Signage on top of Clayton's hangar – hard to read the message as it scrolls. Ideas for replacement? Jay says it is difficult to change message, no remote access.
- f) Bylaws and Covenants: No report. We need a volunteer to Chair the committee. New chair will get a free Mid Valley hat! The Covenants revision needs to be reviewed by Board. The Addendum 4 (Fine Schedule) needs to be located and uploaded to the website. The Board also needs to review Addendum 4 (Fine Schedule) as there is work to be done regarding steps in the process.
- g) Safety/Security: Jay Janssen, cameras have been installed on Hickman hangar on south end to monitor comings and goings along that part of the Air Park, Elaine Drive, etc. WIFI is now available at the Janke Building. Scan the QR code to get access on your phone. Proposed installing another camera at the SW corner of Janke Building that could look towards the runway. Jay has a Chromecast that can be used to display your phone images on the large TV screen in the Janke Building. Contact Jay for more information.
- h) Connected Groups:
  - 1) EAA –Rose Longmire, Dates for Chapter 530 Young Eagles Rally have been set. E98 hats will soon be available for sale along with Chapter 530 hats. See Rose for hats. Rose will be working with Santa Rosa to hold a Young Eagles Rally there on August 8. Rose thanked Jay for the WIFI access in the Janke Building which will be used for online registration for Young Eagles Rallies.
  - 2) Hooey – Bill Walkowiak reported Avgas price is \$5.09, lowest in the area. Hooey aims to be the lowest and is always monitoring the other area airport prices. Hooey dividends for last year were \$50 per share. Bill presented Bill (Magee) with a check for \$250 for the MVAPPOA shares.

## 11) Unfinished Business

- 1) Update on 83 Elaine Drive – Kurt reported that Anchorage (Kurt Young) and New Lockhaven LLC have suits/countersuits regarding the hangar ownership.
- 2) Joe Rowland, our Mid Valley neighbor who is with the Valencia County Sheriff's Department gave us clarification on the role of sheriff's deputies in regard to civil matters. This refers to an incident at 83 Elaine Drive between persons from Anchorage and New Lockhaven LLC in which the Sheriff's Department was called. Sheriff's deputies can only separate the parties involved but cannot make arrests or enforce the law in civil matters such as this one.
- 3) Non-compliance issue with animal – not discussed as this issue is in hands of our lawyer.

## 12) New Business

- 1) Jerry reported that we plan to meet the State Aviation Director, Jessi Rowden, to discuss the grant status. Kurt Winker provided the quote for what is being requested in this grant – seal coating and painting runway: \$47,000 crack seal plus some for painting. The process with the State is: We submit request, State approves, we have the job done and pay for it, and finally State reimburses us. Some members present expressed that they would like to see us go ahead on the job, even without state support.
- 2) Recognition of Clayton Stansell for allowing Mid Valley to use his electricity for security cameras, lighting and internet usage for the security camera access. Jerry suggested give Clayton \$200 discount on dues each year and the Board voted to approve

giving Clayton a check for \$200 for 2026 as he already paid dues, but to give him a discount of \$200 starting in 2027 if he continued to provide the location, electricity and internet for the signs and security cameras. Another option suggested was to give him a check for \$200 each year or a one-time compensation. Clayton will get recognition in the MVAP Newsletter for his contribution as well. Thanks, Clayton. Note: See attachment with an opinion from Kurt Winker to the Board on this issue. Kurt suggested \$200 each year as compensation instead of a dues discount.

- 3) Jack and Glenna Hickman were acknowledged for allowing Mid Valley to use their hangar area for the security cameras. Thanks, Jack and Glenna!

**13) Announcements/Events:**

- 1) Glenna Hickman announced that during the September 4 through 9 period, the Hickman hangars will be the location for their granddaughter's wedding. They will have a tent setup, large portable toilet, and expect tent to remain up through the end of this period as this is over the Labor Day weekend. They expect about 65 guests and will have lots of cars parked in that area which is in same area as the Janke Building. There will be no other events planned in that area for that timeframe so should not be a problem. The "Private Event" was added to the Mid Valley website calendar.
- 2) Rose Longmire thanked those who contribute cans by placing bags of them in her truck bed for taking to the recycle place. The proceeds are used to help fund EAA Young Eagle Rallies. She also thanked Ed and Cheryl Donovan for taking the cans to the recycle place.

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

15) Being no further business the meeting was adjourned