

Minutes 99V Board Meeting  
March 22, 2012

Attended by: Kent Taylor, President; Rob Duncan, Vice President; Cathy Cheatham, Treasurer; Mary Hermann, Secretary; and Bob Thompson.

Meeting started at 1800 with Rob Duncan saying that the primary purpose of the meeting was to discuss and put together an agenda for the upcoming annual meeting on April 14<sup>th</sup>.

**Proxies**

Proxies should have the agenda items on them so people can mark their voting preferences on the proxy next to the agenda item being voted on rather than leaving their vote up to the decision of the person they give the proxy to. All agreed.

**Voting rights:**

Bob Thompson said that only the “residents” of Crawford Airpark should be allowed to vote at the annual 99V meeting. After some discussion Bob suggested that the term “Resident” should include anyone who lives adjacent to the runway or owns undeveloped property adjacent to the runway. He also suggested that current non-residents who use the runway and pay for an easement should be grandfathered in and still be allowed to vote as they have in the past. Bob suggested that Kevin Beck, Dave Davis, Charlie Huff, and Chuck Clifford be grandfathered in. Any new easement holders who are not “residents” by the previous definition would not be allowed to vote. The goal of defining and changing the voting rights is to protect the property rights and values of 99V residents from being overshadowed by fracking company people, or anyone else, who wants to park airplanes on the airport long term.

I thought I suggested simple “Property Owners” be used? - Dunc

**Unsightly Storage**

Cameron Lewis’ construction equipment is creating an eyesore. The construction equipment and an old fuel tank stored on Cameron Lewis’ property is creating an eyesore and is a problem for people who are trying to sell their property. Bob Thompson noted that the dirt road in front of Cameron’s that continues up to Frank Walther’s property is also a taxiway and Cameron’s equipment is stored so close to it that a low wing aircraft could not taxi past Cameron’s place. Cathy Cheatham said that Tracy will be working with Cameron and could have a talk with him about it. Kent Taylor also said he would send a note to Cameron about the equipment being a problem for others.

**Community Unification**

All the subdivisions adjacent to the runway should meld into one unified community with one set of covenants, rules and regulations for everyone instead of different ones for each subdivision. Cathy Cheatham proposed the unification. Rob Duncan offered Kelly Airpark Covenants and Bylaws as a possible starting point and will lead investigation committee.

**Treasurer’s report**

Presented by Cathy Cheatham. Expenses averaged over the past three years totaled \$5,033.73. The seal coating averaged out over the past three years at \$10,493.60 per year. Lower Stearman

Ln maintenance averaged out at \$3113.50 per year which is \$184.00 for each of the seventeen users who use the road to access their property. Mag Chloride for upper Stearman Ln. averaged \$1497.69. There were 42 boxes of tar left, 58.5 boxes were used to crack seal on the 13<sup>th</sup> of March. Total for all the tar purchased was \$4,326.75.

### **99v equipment Maintenance and Repair**

Bob Thompson said we need to figure out who owns which piece of equipment used by 99V to maintain the runway environment and also decide how it will be maintained. The equipment is as follows:

- Chevy dump truck
- John Deere Tractor
- Small backhoe on skid loader frame
- Trenching machine is 1/3 Lynn French's and 2/3 99V's
- Road Grader & D9 Cat are Lynn French's
- Roller is 99V's and we need to get an estimate on fixing it
- Sweeper
- Brush hog
- Crack Seal Machine (share ownership with Westwinds)
- Box Grader is broken and Kent said to tell Lynn French we will get a new one

### **Other Agenda Items**

Bob Thompson and Kent Taylor read a list of agenda items given to them by Karl Hipp. Karl's concerns were centered around who owns which pieces of equipment and their repair and maintenance, and maintaining the runway. Karl also proposed that when a determination is made as to which pieces of equipment belong to 99V, they should be listed as assets of 99V.

Cathy Cheatham said we need to be sure to set aside enough money for the maintenance and repair of this equipment.

### **Runway Seal/Repaving**

Kent says that enough money needs to be set aside to seal the runway in a couple of years. This has to be done every three years at a cost of \$10,000.00 or \$750.00 per easement **per year**. This includes crack sealing the runway.

### **Annual Dues**

Discussion was held pertaining to the need for raising the dues to a level that will support the maintenance and resurfacing needs of the runway. Kent Taylor suggested \$1000 a year with a 10% discount if the dues were paid on time. This will have to be a convincing presentation. Mary Hermann suggested that any money left in the 99V treasury when the new dues come in should be shifted to the runway maintenance fund and the treasury would begin fresh with the new dues. This might ensure that a little extra goes into runway maintenance every year.

### **Lower Stearman Ln**

Bringing this road's maintenance back under the umbrella of 99V needs to be discussed and a convincing argument for doing so developed. **These would include:**

- **Return on Investment** – money spent on road improvement affects the value of all properties in the airport. i.e. If a property on the CAHOA portion sells a little higher due

to a nice road, then the resell value of non-CAHOA properties will correspondingly increase.

- **Insufficient funds** – if we operated in a “assess whenever needed” mode to reduce dues, in the event that a property owner can not pay the assessment, a lien may be awarded for whenever that property sells, however it falls unjustly on the other property owners to make up the shortfall.
- **Undisclosed Expense** - if we operated in a “assess whenever needed” mode to reduce dues, then it is up to each property owner to set aside funds to cover upcoming assessments. In the event the property is sold, it is the seller’s responsibility to disclose expected assessment amounts, plus an estimate of common, but unplanned expenses.

Cathy Cheatham said that if there is a chance to get Delta county to take over the maintenance of Lower Stearman Ln it needs to be addressed by November because Commissioner Olen Lund’s term will be over then and he was in favor of the county taking the road over.

**Airport pipeline company, Lemon Lateral needs funding.**

Cathy Cheatham suggested that the company be funded by a \$10.00 fee charged each shareholder for each share they hold. (Rob, what is this fee for?)

**CAHOA water calls:**

Before project water can be called for, each water user must sign their name that it is ok to release their water allocation before the allocation can be called for.

**Election of officers:**

Cathy Cheatham said she would send out an email asking anyone who is interested in being an officer for 99V send her their name. The positions are President, Vice President, Treasurer, and Secretary.