

WVAC BOARD MEETING MINUTES

February 19, 2019

19 RED BARON - Greg Vince's Property

MEETING STARTED 7:38 PM

ATTENDANCE

Nick Anania
~~Mark Bessette~~
Chris Buerk
~~David Hatfield~~
Bruce Hutchings (dialed in)
Bob Pustell (ex officio)
Kevin Roll
~~David Sullivan~~
Carl Tyler (Secretary)
Greg Vince
~~Michael Young~~

Public Member

Richard Tyler

Approve minutes of January 15th Meeting

Motion to accept minutes. Motion accepted.

TREASURER'S REPORT

Checking a/c balance: \$169.
Savings a/c balance: \$126,368.

Total outstanding dues are \$3,614. This includes seven accounts and prior year amounts that are considered collectible at this time.

The January plowing invoices totaling \$3154. have been paid. To date, we've spent \$2060. on the roller fabrication.

Motion to accept treasurer's report. Motion accepted.

Old Business

- Delinquent Assessment status
 - Two are likely going to small claims court, David Hatfield will be meeting with Barb in March to discuss.
- Runway/Taxiway Plowing
 - Roller Update Tom has all the parts, and a design, Tom believes a week and a half to complete the center section, then paint he and Greg will paint it in Greg's paint shop, and then three weeks to completion. Bob saw a roller at Lymington airport, suggested we might want to contact them to see if we can try it out.
- Taxiway Sanding - Ok?

- Carl explained they've only used it once, and the sand was already under the ice, but did not feel there was any reason to stop the experiment yet.
- August Fly-in - Update looks
 - It looks like the band will be the Ossipee Mountain Boys. The date is August 10th. Carl and Nick still to organize flyer.
- Annual Meeting - Date selected is 8th of June of June
 - Members with expiring terms:
 - i. David Sullivan - doesn't believe he'll continue, due to travel etc. - has expressed he isn't likely to seek reelection.
 - ii. Greg Vince - Due to retirement has expressed he isn't likely to seek reelection.
 - iii. Michael Young - Probably not seeking reelection.
- Summer to-do - Hoping to have a list for the March meeting, Nik spoke to Cameron, they don't do crabgrass control. The person in Vermont is on vacation, won't be back till March, doesn't know anyone that would like to do it. Bob thought Jonathan at the golf course might know someone. Steve Moore would like to order product, but Nick had him on hold, until he has heard back from everyone. Bruce suggested contacting a sod farm in Fryeburg to see if they have any suggestions.
- Taxiway owner's forum - proposed May 18 2019
- Follow up for Bruce's inquiry about the savings account balance split between Aviation and "taxiway only". The calculation is only performed once a year, but a rough number as of the end of January is that the Taxiway portion is \$26,213. Bruce expressed his thanks, and had no further questions.
- Tree trimming – Bob, waiting for spring.

New Business

- Frank Sullivan's request for legal interpretation of C & R clause (See Appendix A)
 - A discussion took place around how the calculations are currently done. A motion was made by Bruce to bring this issue before legal counsel for review. The motion was declined unanimously. If Frank feels the issue should be discussed by the larger populace, he can request it as an agenda item at the annual meeting.

Next Meeting - March 19th, Kevin Roll's Property, 12 Captains Way

MEETING ADJOURNED 8:11 PM

Appendix A

Frank Sullivan
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To: WVAC Board of Director

January 17, 2019

Dear Board of Directors:

Please refer to my email sent to the taxiway board members dated Oct. 27th, 2018 in which I am disputing that according to our C/R's for WVII, the " extra charge shall be fairly apportioned among, and only made to, the owners of lots with aviation rights which front on such taxiways."

Not knowing if this matter effects WVI C&R taxiway owners, I'll be referring to WVII C&R's only.

Because owners with two lots only pay one aviation assessment and both lots have deeded aviation rights doesn't mean they don't have to pay "an extra charge designed to cover the expenses of maintaining and keeping open the taxiways shown on said plan and serving lots with which aviation rights have been conveyed". An aviation right is a right appurtenant to the land and can not be taken away if you own two lots, thus this extra charge for taxiway owners is valid and everyone should pay their fair share if you are facing the taxiway and have aviation rights. If the aviation rights were not deeded, I would totally agree with the current method, however; because they are deeded you cannot remove them or transfer them for any reason.

I do agree that double lot owners should pay only one assessment for the aviation dues, but I don't agree that they are not exempt from paying taxiway charges on the extra lot with aviation rights. If the board feels that my interpretation is not correct, then they should get a legal interpretation in order to clear up this matter.

I have also attached a copy of the email mentioned above that I sent to taxiway board members. My thought was to get some sort of opinion regarding my concerns, however; I received only two replies so I welcome any comments from the board.

Sincerely,



Frank Sullivan