

WVAC BOARD MEETING MINUTES

April 23, 2020

Virtual Meeting - Online

MEETING STARTED 7:03 PM

ATTENDANCE

Nick Anania - Online

~~Mark Bessette~~

Chris Buerk - Online

David Hatfield - Online

Bruce Hutchings - Online

Kevin Roll - Online

David Sullivan - Online

Carl Tyler - Online

Michael Young - Online

Public Attendees

Bob Pustell - Online

Approve minutes of March 12th

A motion was made to accept the minutes. The motion was accepted.

TREASURER'S REPORT

April 23, 2020 Treasurer's Report

Checking a/c balance: \$612.

Savings a/c balance: \$122,433.

The current year assessment receivable balance is \$1,972. This includes 9* owners with outstanding dues. One member continues to have a prior year assessment balance due. The associated property has a lien placed on it.

*Just before the meeting an additional payment was received, reducing the number of owners to 8 with outstanding dues.

Motion to accept the Treasurer's report. Motion accepted.

Old Business

- **Delinquent Assessment status**
 - Now 8 accounts with outstanding dues, statements have been sent.
- **Runway/Taxiway Status Update**
 - **Summer plans**
Two applications of Lime/Calcium, and fertilizer/crabgrass planned
See Appendix B for Summer Maintenance/timings and cost estimates

New Business

- **Site Improvements – 2020/2021**
David proposed holding off doing any runway enhancements this year, due to the

likelihood that we will not have the usual annual meeting. Effectively maintaining the current runway in a caretaker mode.

- **2020/2021 Budget**
 - Drop the weather station budget item, as the board has not felt any pressing need to put one in place, and move that budget amount to slice seeding, to do two slice seeding operations. Nick said we only need one slice seeding, most likely in the fall.
 - Last summer's maintenance spend was a little over and winter was a little under budget, so Runway Maintenance came out about even.
 - For the Taxiway, winter maintenance was roughly half what was budgeted. So a small reduction in the budget for Winter and summer maintenance is planned.
 - David ran the numbers past Barb Clifford and she felt they looked fine.
 - Other parts of the budget remain the same for 2020/2021
- **Annual Meeting**
 - Carl Tyler spoke about what the Property Association is planning, which was they plan to do an online meeting late in June on the 27th.
 - David Suggested that Aviation use the same date and technology as Property for the Annual meeting.
 - A motion was made to schedule the Aviation meeting on the same date June 27th as Property. With aviation first followed by property in the afternoon. Motion passed. If bylaws need to be changed to address the date change, it can be discussed at the next meeting.

Other new business

- Nick asked if Brooks will be asked to relocate the drag. David said he was going to ask Marc Christensen. Bob Pustell, said if we want the roller under cover, it could be stored in the Swiss couples hangar. He said he has also seen kids climbing on it, so might be better to store it in the hangar. As soon as the runway can take the weight of a pickup truck, it will be moved.
- There had been a golfer who had been hitting golf balls across the runway from the gazebo. David had a conversation with him, and he is now going to tell him that WVPOC does not want him using the area for golfing.
- David received a complaint about the T6 via email from Gayle Lee. David responded via eMail. David said an agenda item can be added at the annual meeting if the complaintant so requests.

WVAC Member Input.

None

Next meeting May 20th 7:00pm - Online Virtual

MEETING ADJOURNED 7:4PM

APPENDIX A

2019 - 2020 WVAC Budget and Actual Expenditures

Proposed

Expenses	2019/2020 Budget	SPENT 6/1/2019 thru 2/28/2020	EXPECTED 3/1/2020 thru 5/31/2020	Over/Under	2020/2021 Budget	Change From Previous Year's Budget
Management Fee	\$ 1,200.00	\$ 900.00	\$ 300.00	\$ -	\$ 1,200.00	\$ -
Professional Fees - CPA	\$ 425.00	\$ 425.00	\$ -	\$ -	\$ 425.00	\$ -
Annual Meeting & Litter Day	\$ 250.00	\$ 96.48	\$ 153.52	\$ -	\$ 250.00	\$ -
Donation to Nature Conservancy	\$ 544.00	\$ 544.00	\$ -	\$ -	\$ 544.00	\$ -
Electric Utilities	\$ 425.00	\$ 273.00	\$ 152.00	\$ -	\$ 425.00	\$ -
Legal Expense	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	\$ -
Liability Insurance	\$ 3,000.00	\$ 2,895.00	\$ -	\$ 105.00	\$ 3,000.00	\$ -
Newsletter/Website	\$ 500.00	\$ 17.99	\$ 400.00	\$ 82.01	\$ 500.00	\$ -
Office Admin.				\$ -		\$ -
Bookkeeping/Treasury/Secretary	\$ 2,000.00	\$ 1,400.00	\$ 600.00	\$ -	\$ 2,000.00	\$ -
Office Supplies/Postage	\$ 1,000.00	\$ 108.53	\$ 400.00	\$ 491.47	\$ 1,000.00	\$ -
Runway & Taxiway Signs	\$ 200.00	\$ 137.87	\$ -	\$ 62.13	\$ 200.00	\$ -
Runway Lights & Maintenance	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 500.00	\$ -
Runway Summer Maintenance	\$ 17,500.00	\$ 12,109.60	\$ 7,880.00	\$ (2,489.60)	\$ 20,000.00	\$ 2,500.00
Runway Winter Maintenance	\$ 9,750.00	\$ 3,457.11	\$ -	\$ 6,292.89	\$ 7,250.00	\$ (2,500.00)
TOTAL - EXCLUDING TAXIWAY	\$ 38,294.00	\$ 22,364.58	\$ 9,885.52	\$ 6,043.90	\$ 38,294.00	\$ -
Taxiway Winter Maintenance	\$ 5,750.00	\$ 2,368.00	\$ -	\$ 3,382.00	\$ 5,500.00	\$ (250.00)
Taxiway Summer Maintenance	\$ 9,000.00	\$ 4,565.00	\$ 1,000.00	\$ 3,435.00	\$ 6,500.00	\$ (2,500.00)
TOTAL TAXIWAY ONLY	\$ 14,750.00	\$ 6,933.00	\$ 1,000.00	\$ 6,817.00	\$ 12,000.00	\$ (2,750.00)
ASSOCIATION TOTAL	\$ 53,044.00	\$ 29,297.58	\$ 10,885.52	\$ 12,860.90	\$ 50,294.00	\$ (2,750.00)

Breakdown of anticipated Runway expenses for current fiscal year:

* Steve Moore 4/30 Lime Calcium	\$ 3,470.00
* Steve Moore 5/15 Fertilizer/Crabgrass	\$ 3,410.00
* Mowings (2)	\$ 1,000.00
	<u>\$ 7,880.00</u>

Breakdown of anticipated Taxiway expenses for current fiscal year:

* 2 Mowings	\$ 1,000.00
	<u>\$ 1,000.00</u>

Funded From Savings (2019/2020):	Approved	Spent
Slice Seeding	\$ 3,500.00	\$ 3,500.00
Weather Station	\$ 7,000.00	\$ -
* Reserve Account	\$ 4,000.00	\$ 1,430.00
FUNDED FROM SAVINGS	\$ 14,500.00	\$ 4,930.00

Fund From Savings Proposal: (Proposed 2020/2021)	
Redirect weather station funding to Slice seeding	\$ 7,000.00
Additional for slice seeding	\$ 2,000.00
Reserve Account	\$ 4,000.00
FUNDED FROM SAVINGS	\$ 13,000.00

* \$1,430 used from reserve to cover slice seeding overage

Appendix B

Summer Maintenance Breakdown

Runway Expenses		
6/6/2020	Mow Runway	\$ 500.00
6/15/2020	Nutsedge Treatment	\$ 600.00
6/17/2020	Mow RUnway	\$ 500.00
6/27/2020	Mow Runway	\$ 500.00
6/30/2020	Weed N'Feed	\$ 3,830.00
7/2/2020	Mow Runway	\$ 500.00
7/15/2020	Nutsedge Treatment	\$ 600.00
7/16/2020	Mow Runway & Brush hog	\$ 700.00
8/1/2020	Mow Runway	\$ 500.00
8/30/2020	Fertilizer & Insect Control	\$ 3,590.00
9/5/2020	Mow Runway	\$ 500.00
9/17/2020	Mow Runway	\$ 500.00
10/1/2020	Winter Fertilizer	\$ 3,410.00
4/30/2021	Lime Calcium	\$ 3,470.00
5/15/2021	Fertilizer/Crabgrass	\$ 3,410.00
5/21/2021	Mow Runway	\$ 500.00
5/30/2021	Mow Runway	\$ 500.00
TOTAL		\$ 24,110.00

Taxiway Expenses		
6/6/2020	Mow Taxiway	\$ 500.00
6/17/2020	Mow Taxiway	\$ 500.00
6/27/2020	Mow Taxiway	\$ 500.00
7/2/2020	Mow Taxiway	\$ 500.00
7/16/2020	Mow Taxiway & Brush hog	\$ 700.00
8/1/2020	Mow Taxiway	\$ 500.00
9/5/2020	Mow Taxiway	\$ 500.00
9/17/2020	Mow Taxiway	\$ 500.00
5/21/2021	Mow Taxiway	\$ 500.00
5/30/2021	Mow Taxiway	\$ 500.00
TOTAL		\$ 5,200.00